1989-1990

ANNUAL REPORT

NORTHWEST TERRITORIES
HOUSING CORPORATION

ᑭᓇᐅᔭᖅ
ᐃᓕᓴᕆᔨᒃᑯᑐᓂᖅ
1989-1990-ᒥ
ᐊᖏᔪᒪᓕᖅ ᐅᓪᓗᖏᑦᑐᐊᕐᓗᒍ

91-06328/

ANNUAL REPORT 1989'90

Northwest Territories Housing Corporation

ᓄᓇᑦᑎᐊᑦ
ᐃᓱᒪᓕᕆᔨᖏᑦ ᓴᐅᒃᑯᓕᖅ
1989 - 90-ᒥ
ᐊᖏᔪJCLᓐᓄᑐᓐ

Daniel Norris
Commissioner,
Government of the Northwest Territories

Dear Sir:

I have the honour to present herewith, for the information of the Members of the Legislative Assembly and yourself, the Annual Report of the Northwest Territories Housing Corporation, covering the period April 1, 1989, to March 31, 1990.

Respectfully submitted,

Tom Butters, M.L.A.
Minister Responsible for
the Northwest Territories
Housing Corporation

ᑲᒥᓱᓐ,
ᓄᓇᑦᑎᐊᑦ ᒪᓕᒃᓴᖅᓄᑦ

ᑎᑎᕋᐅ:
ᖃᐅᔨᓴᕐᓂᖓ ᑐᓴᓂᐊᕐᓕᒪ ᑐᓴᒪᔭᖅᓄᓐ ᒪᓕᒐᕆᔨᒃᑯᑦ ᐃᓐᓇᓐᓂ ᑐᓴᒪᔭᖅᓄᓐ ᐊᖏᔪJCLᓐ ᓄᓇᖃᑎᒌᒍᑎᓄᑦ ᓄᓇᑦᑎᐊᑦ ᐃᓱᒪᓕᕆᔨᖏᑦᑐᓂᑦ ᐃᒃᑐᑦ 1, 1989-ᒥᑦ ᒪᑐᐱ 31, 1990-ᒧᑦ.

ᖃᐅᔨᓴᓂᓐ ᑐᓴᓂᑦ

ᑖᒃ ᑭᑐᐃ ᒪᓕᒐᕆᔨᕐᑎ
ᒥᓂᑎᒃᑯᑦ ᖃᒪᓕᕆᓂᖅᖃᖏᓐᓂᑦ
ᓄᓇᑦᑎᐊᑦ ᐃᓱᒪᓕᕆᔨᖏᑦᑐᓂᑦ

ANNUAL REPORT 1989'90

Northwest Territories Housing Corporation

ᓄᓇᑦᑎᐊᑦ
ᐃᓱᒪᓕᕆᔨᖏᑦ ᓴᐅᒃᑯᓕᖅ
1989 - 90-ᒥ
ᐊᖏᔪJCLᓐ ᓄᓇᖃᑎᒌᒍᑎᓄᑦ

Front Cover: Martha Kakee and Tunugusiq Tiglik of Pangnirtung. On page 8 Martha Kakee from Pangnirtung, Martha Talerook in Baker Lake and Peter and Mary Kay in Fort McPherson relate the changes they have seen in housing in the N.W.T. Tessa Macintosh.

Left: Public Housing in Spence Bay constructed in 1983. Tessa Macintosh.

ᒪᓕᒐᕆᔨᖏᑦ ᓯᕗᓪᓕᖅᑕᐅᓪᓗᑎᒃ: ᒪᑕ ᑲᑎ ᐊᖏᔪ ᑐᓴᒪᔭᖅᓄᓐ ᑐᓂ ᓴᓇᔨᖓᔾᔪᑎᒃᑐᑦ. ᒪᓕᒐᕆᔨᖏᑦ 8 ᒪᑕ ᑲᑎ ᓴᓇᔨᖓᔾᔪᑎᒃᑐᑦ, ᒪᑕ ᑕᕐᓂᓐ ᖃᓄᐃᓕᖅᑐᑦ ᐊᖏᔪ ᐱᑕ ᒥᓂᑎᒃᑯᑦ ᒪᓕᒐᕆᔨᖏᑦ ᐃᓱᒪᓕᕆᓂᖅᓯᒪᓂᖅ ᐅᖃᐅᓯᒪᔪᓐᓇᖅᑐᑦ ᓄᓇᑦᑎᐊᑦ. ᑎᑎᕋᐅ ᒪᑕ.

ᓴᐅᒃᑯᓕᖅ: ᑭᑐᐃᓐᓇᐃᑦ ᐃᓱᒪᓕᕆᔨᖏᑦᑐᓂᑦ ᑕᒪᓐᓇᐅᑉ ᓴᓇᔨᖓᔾᔪᑎᒃᑐᑦ 1983-ᒥ. ᑎᑎᕋᐅ ᒪᑕ.

A Message from the Honourable Tom Butters

ᐅᖃᐅᓯ ᑲᓇᑕᐅᔨᖅ
ᒥᓂᔅᑕᐅᔭᒥᑦ ᑭᒪ
ᐊᑐᔅᒥᑦ
ᒥᓂᔅᑕᐅᑦ ᐅᖃᐅᓯᖏ

"Adequate housing fosters pride and self worth which in turn leads to higher achievement at school and at work."

"ᐋᒪᒪᔨᑐᑦ ᐃᑲᔪᕐᓂᐊᑦ
ᐊᒥᒃᓴᕐᑐᑦ ᓴᓐᕐᑲᑎᓕ-
ᐊᖏᑕᐅᓐᓂᑦ ᓴᓇᒪᓯᑲᓂᕐᒥᑲ
ᓂᔅᒥᓂᔪ ᐱᒪᓇᐅᑎᓐᓂᕐᒥᑲ
ᑕᒪᓐᓇ ᐃᓕᓐᓂᐅᐊᖅᓴᕐ
ᓴᓇᓐᓴᕐᔪ ᐃᑲᐹᓂᖅᓵ-
ᐸᑲᓂᖃᓄ"

The United Nations Universal Declaration of Human Rights states that affordable housing is a fundamental human right.

As a whole, the major housing problem in Canada is affordability. Eleven per cent of low income Canadian households spend so much money on rent that they cannot afford proper food and clothing. Providing adequate affordable housing is necessary for the solution of health, social problems, chronic unemployment, educational levels of attainment and even hunger.

In the Northwest Territories not affordability, but the availability of any housing at all is the problem. The Housing Corporation's needs study indicates that as many as 69 per cent of households in some communities are in need and as many as 90 per cent of households in certain communities are living in overcrowded conditions. There are cases of three and four families being sheltered in housing units intended for a single family. Studies indicate a need for over 3,000 additional housing units. Population growth and new family formation is leading to a need for at least 150 extra social housing units each year. In 1989-1990 the Corporation built 400 new houses, 100 of which were intended as replacements. Only 36 units were written off and our plans for 1990-1991 are to write off even fewer older units. If the units can be lived in, they will be kept.

The picture is grim, but I believe progress has been made. When I visit communities in every region of the Territories, new homes have sprung up, and others are under construction. With

ᓴᓐᕐᑲᑎᓕ ᑲᑎᕕᖓᓂᖅ ᑭᑐᐃᓐᓇᐃᑦ ᐊᒥ-
ᓯᓂᔪᓐᓇᖅ ᐅᖃᓪᓚᕆᓕ ᐃᓕᓴᕐᓂᐊᑦ ᐊᑐᐃᓐ-
ᓇᑎᑕᐅᓂᖅ ᐊᒃᓴᓪᓗᓂᕐᒥᑦ ᐊᒥᓱᓂᐅᓐᓂᕐᒥᑦ
ᑭᑐᐃᓐᓇᐃᑦ.

ᑲᓇᑕᒥ ᐃᓕᓴᕐᐊᒃᓴᓂᐅᑦ ᐱᓕᕆᖃᓚᐊᕐᓂᐅᑦ
ᐊᒃᓴᓪᓗᓂᕐᓂᑦ ᐃᓕᓴᕐᓂᐊᑦ ᐱᓕᑕᑦᓯᒥ
ᐃᓕᓯᒪᓂᖅᑕᕐᒥᑦ ᑕᐃᒪᓐᓇ ᐃᓕᓴᕐᐊᑦᑕᐅᑦ
ᐊᕐᔪᐊᖃᖅᑐᑦ. 11%-ᒥᓴᑦ ᓄᑕᖅᑦ ᑲᓇᑕᒥ
ᓄᓇᑦ ᑭᓇᐅᔭᐅᓚᐊᕐᓂᕐᒥᑦ ᐅᕐᔪᒥᑦ ᑭᓇᐅᔭ-
ᐃᑦᑐᑦ ᐃᓕᓴᕐᐊᓚᑦ ᐊᓕᓐᑎᑦᓯᒥᑦ ᐊᓂ-
ᕿᖅᐊᖅᑕᕐᔪᑦᓗ ᓂᕆᖅᐅᓐᑎᖅᑕᕐᔪᓚᑦᓗ.
ᐃᓕᓴᕐᐊᑦ ᐊᕐᕈᐅᒪᑦ ᐊᒃᑐᕐᓂᑦ ᐊᐅᐃᓇᐅᓐ-
ᑕᐅᓂᑦ ᐊᑐᑕᐅᔪᖅᑐᑦ ᓴᕐᕿᔪᓐᓇᖅᑐᑦᓗ
ᐊᓂᓕᑕᐃᓚᒪᓂᖅ ᐊᑐᑕᐅᓂᖅᑐᐅᓂᑦᑕ
ᑭᑐᐃᓐᓇᐃᓗ ᓄᓇᕗᒻᒥᐅᓂᖅᑐᑦ ᐊᕐᕈᐅᒪᓂᖅ-
ᐅᓂᕐᑦᑕ, ᐊᓂᓇᖅᐃᓐᓇᑐᓗ ᐊᓂᓇᖅᓂᓂᓂᑦ
ᓴᐅᓂᕐᑦᑕ ᑯᒪ ᑲᑦᑕᑦ ᑲᓇᑦᓂᖅᐳᓚᕐᓂᑦ
ᐊᐅᐃᓇᐅᑎᑕᐅᓂᖅᐳᐅᑎᖅᑐᑦ ᐃᓕᓴᕐᓂᐊᑦ.

ᓄᓇᕗᑎᒃ ᐊᕐᕈᐅᓕᕐᓂ ᐃᓕᓴᕐᐊᖅᓴᕐᓂ-
ᑕᕐᓴᐅᑦ, ᐃᓕᓴᕐᐊᑦ ᐊᐅᐃᓇᓄᕐᓗᓚᖅᑐᓂ-
ᑕᒪᑕ. ᖃᐅᔨᓴᑦ ᖃᐅᔨᖅᑕᑦᓴᒪᓂᑦ ᓄᑕᖅᑦ
ᐱᖓᓂ ᐃᓕᑦ ᓴᑕᒪᐅᓕᕐᓂᓄᑦ ᐊᑕᐅᓴᐅ-
ᑎᑦᓯᑐᑦ. ᖃᐅᔨᓴᑕᐅᓂ ᖃᐅᔨᓴᕐᑕᐅᖅᑕᑦᓴᒪᓂᑦ
ᐅᖃᒃᑕᑦ 3,000 ᐃᓕᓴᕐᐊᑦᑕᕆᐊᖅᑐᓂᕐᒥᓂᑦ.
ᓄᑕᖅᑦ ᐱᓕᕆᓕᕐᓂᓂᕐᒥ ᑯᒪ ᐃᓕᓐᓂᑦᓯᒥ
ᓴᓇᓕᑕᐅᓕᕐᓂᐅᑦ 150-ᓂᑦ ᐃᓕᓴᕐᐊᓂᑦ ᓄᑕᖅᑦ
ᐊᑦᕕᒃᓕᓐ ᑕᐃᒪᓐᓇ ᐅᓄᖅᑐᖅᑎᑦ ᓴᓇᓕᑕᐅᓂᖅ.
1989-90-ᒥ ᐃᓕᓴᕐᓂᐊᑦᑕᕆᐊᖅᑐᑦ ᐃᓕᓴᕐᐊᓚᐅ-
ᓚᐅᑦ 400-ᓂᑦ ᓄᑕᖅᑦ 100-ᓴᑦ ᑕᓯᐅᓴᑦ
ᐃᓇᓴᕐᑕᐅᑦᓴᒥᐃᓇᐅᓚᐅᑦ. ᐃᓕᓴᕐᐊᑦ
ᐅᑉᓯᕐᑕᐅᑦ 36 ᑐᐃᓇᐃᑦ ᐅᑉᓯᕐᑕᓚᐅᑦ
ᑕᓇᒥᒃᑐᑦ ᐅᑉᓯᕐᑕᐅᓂᕐᒧ 1990-91-ᒥ
ᐃᓇᐃᓴᓐᓂᐊᑉᓯᓂᓂᕐᑦ ᐃᓕᓴᕐᐊᑐᖅᐃᑦ
ᐅᑉᓯᕐᑕᐅᓂᕐᑦ. ᐃᓕᓴᕐᐊᑦ ᓇᓴᓐᓄᕐᓚᑦ
ᑕᑕᕐᑕᐅᓂᕐᑦ.

ᑕᑦᓂᓕᒥᑦᑐᓚᐅᑦ ᑕᒪᓇ ᑕᐃᒪᓇᐃ-
ᑎᓕᔭᑦ, ᑭᓱᐅᓂ ᐱᓕᓀᒥᓚᑦ ᐃᓴᕐᓂᕐᖃᖅᓂᓂᑦ
ᓇᓇᓴᒍᑦ. ᓄᓇᕗᑎᒃ ᐊᖏᔪᑎᓚᐅᓴᐅᓂᑦ ᑕᒪ-
ᐃᓐᓇ ᓄᓇᕗᑎᒥ ᑐᓴᕐᓂᓚᐅᓴᐅᓂᑦ, ᑕᖃᖅᑎᑦᑐᓴ
ᓄᑕᖅᑦ ᐃᓕᓴᕐᐊᑦ ᓇᑦᑎᕐᑕᐅᓂᕐᒥᑦ ᑯᒪ
ᐃᓕᓴᕐ ᓴᓇᓕᑕᐅᓂᖅ ᑲᓇᑕᒥ ᐃᓕᓴᕐᐊᑦᑕᕆᐊᖅᑐᑦ
ᐊᑐᐃᓐᓇᐃᑦ ᐊᒥᓱᓂᐅᓐᓂᕐᒥᑦ ᐊᑐᐃᓐᓇᐃᑦ.
1989-90-ᒥ ᓄᓇᕗᑎᒥ ᐃᓕᓴᕐᓂᐊᑦᑕᕆᐊᖅᑐᑦ
ᐃᓚᒋᔭᐅᓂᖃᖅᑐᓂᕐᒧᑦ ᐊᑐᑕᐅᓂᖅᐳᑦ
ᐃᓄᐃᑦᓯᑦ. ᐃᓄᐃᑦᑐᐃᓐ ᓄᓇᕗᑎᒥ ᐃᑲᔪᖅ-
ᓴᕐᓂᐊᓕᒡ ᐃᓄᐃᑦᓯᒥᑦ ᐊᓯᐅᓚᐅᖅᑎᓪᓗᒥᑦ
ᓄᑕᖅᑦ ᑯᒪ ᐃᓄᐃᑦᓯᒥᑦ ᑎᑎᕋᐅᓕᖅᑎᓪᓗᒥᑦ.
ᐃᓕᓴᕐᐊᑦ ᓄᓇᕗᑎᒥ ᓂᕆᐅᑉᓯᐅᑉᓯᓚᐅᖅᑎᓪᓗᒥᑦ
ᓚᐅᖅᓗᓂ ᐃᑲᔪᖅᓴᕐᓂᐊᑦᑕᕆᐊᖅᑐᑦᓗ.
ᐃᓕᓴᕐᐊᑦ 226-ᓴᑦ ᓂᕆᐅᑉᓯᓚᐅᖅᑎᓪᓗᒥᑦ

our funding partner, the Canada Mortgage and Housing Corporation, we have provided more housing units in 1989-1990 than any other year.

In 1989-1990 the Housing Corporation took time to focus on the specific needs of the senior segment of the population. Seniors in the Northwest Territories play an important role in the stability of our communities and the preservation of our cultures. Northern elders are independent and self reliant. With the diverse environments, cultures and needs found throughout the Northwest Territories, we require innovative ways of enabling them to be active leaders and educators. Housing, its location and its design contribute to their success.

As well as the 226 units specifically designed for elders, all of the Housing Corporation programs are accessible to seniors. Elders like Cecile Jones in Fort Resolution have received their own homes through our HAP programs. Elders like Anawalk and Batecta Arnaquq in Iqaluit are provided with subsidized rental units for themselves and their families. Co-operation between many different organizations and citizens is required to serve the needs of our elderly residents permitting them to be as independent as possible while pursuing a traditional lifestyle. The Housing Corporation has co-operated with the Department of Social Services and Canada Mortgage and Housing Corporation to build senior citizen homes throughout the Territories. In the spring of 1989 a 30 unit senior citizen home was officially opened in Fort Simpson and in (April) 1990 the Paungaqtuuq (meaning Blueberry Hill) Residence for seniors was officially opened in Baker Lake. The residence contains five units, one designated for a handicapped resident.

The Housing Corporation recognizes the need for further consultation with seniors and in 1989-1990 made plans for the *Elders Housing — The Challenge North of Sixty Conference* held jointly with the Canada Mortgage and Housing Corporation in May 1990.

Housing for elders and for everyone can be an integral part of the solution to all social problems. Adequate housing fosters pride and self worth which in turn leads to higher achievement at school and at work. The Housing Corporation can contribute to economic development and it can alleviate unemployment.

The Honourable Alan Redway, Federal Minister of State (Housing) speaking with a resident in Baker Lake at the Opening of the Paungaqtuuq Residence for seniors.

ᒥᓂᑦᑕᐅᓂᖅ ᐊᓂᒍ ᑕᕐᕕᐃ baᑕᒥ ᐃᓐᓇᓕᓂᓂᑦ ᐅᖃᖅᑐᓂᖅᓯᒪᔪᖅ ᖃᓄᐃᑦᑐᑦᑕᐅᓂᖅᓯᒪᔪᖅ ᐃᓚᖃᖅᑐᑦᑕᐅᓂᖅᓯᒪᔪᖅ ᑲᑎᒪᔨᓂᖅᓯᒪᔪᖅ ᐊᑐᐊᓂᖅᓯᒪᔪᖅ ᐃᓐᓇᓕᓂᓂᑦ

CHAIRMAN'S LETTER

A Message from Philip Nukapiak

ᐱᓕᐱ ᓄᑲᓪᓚᐱᖅ ᑐᖓᔪᖅᑕᒥ ᐅᖃᐅᓯᓂᖅᑐᑦ

ᐃᓕᓴᐅᑎᑦ ᑎᑎᕋᕐᓂ

The Board of the Housing Corporation has a responsibility to voice the concerns related to housing of the people of the Northwest Territories. These people are spread across one third of the land mass of Canada. As board members, we bring expert knowledge of our own region to meetings and we also try to learn more about the rest of the Territories so that we can understand our fellow members' concerns. Of the board's regular four meetings per year, three are held in Yellowknife and one is held in another community. Each year we alternate between an eastern and western location. In 1989, our first meeting was held in Fort Simpson in June and it coincided with the opening ceremonies of the Fort Simpson senior citizen's facility. The Stanley Isiah Senior Citizen home is a 30 unit home for elders on the bank of the Liard River where it flows into the Mackenzie River. After our meeting and after the opening, we visited Jean Marie River, Nahanni Butte and Fort Liard to give board members an opportunity to meet with local housing representatives in order to increase our knowledge of regional housing issues. Certainly the conditions of the South Slave region are different from those faced by the Inuit of the Keewatin, but the need for more housing is the same.

Additionally in 1989/90, I travelled to the swearing-in-ceremony for Commissioner Dan Norris in October and with

ᑲᑎᒪᔨᐅᑦ ᓄᓇᕗᑦ ᐃᓐᓇᓕᔪᓐᓇᕐᓂᖅᐸᑦ ᐊᒻᒪᓗᓯᓂᐅᑦ ᐃᓚᒋᔭᐅᔪᑦ ᐃᓐᓇᕐᓂᖅᐸᑦ ᐃᓕᓴᐅᑎᑦ ᓄᓇᕗᒻᒥᐅᑕᐃᑦ ᐃᓚᒋᔭᐅᓯᖏᓐᓂᑦ. ᑕᕐᔪᐊ ᑭᒃᑯᓕᕐᑕᐅᑦ 1/3-ᒥᓴᐅᓂᑦ ᑲᓇᑕᑦ ᓄᓇᕗᑦ ᓄᓇᖃᑦ. ᑲᑎᒪᔨᓪᓚᕆᐊᖃᖅ ᑲᑎᒪᔨᐅᑦ ᐊᑐᖅᓯᒪᔪᖅ ᐊᑐᖅᓯᒪᔪᓄᑦ ᐃᓚᒋᔭᐅᓯᖏᓐᓂᑦ ᐃᓚᒋᔭᐅᓯᖏᓐᓂᑦ ᓄᓇᕗᒻᒥᐅᑕᐃᑦ ᐃᓚᒋᔭᐅᓯᖏᓐᓂ

Board Member Peter Kritaqliluk, I attended a Manager and Chairperson's Workshop in Rankin Inlet in March. Board members Charlie Haogak and Charlie Lyall both attended the Kitikmeot Housing Federation's Annual General Meeting held in Cambridge Bay. In April (of 1990) Peter Kritaqliluk and I attended the official opening of the Paungaqtuuq Residence for seniors in Baker Lake.

In 1989/90, we reviewed many issues. Always the need for additional housing was in the forefront. we also discussed the delivery of housing. The board made recommendations related to the advantages and disadvantages of tendering for the complete provision of supplying, shipping and erecting public housing units versus the separating out of the purchase of materials, shipping and labour portions of contracts. We recommend that the Corporation utilize both methods to be better able to determine the most advantageous method in relation to relative cost, quality of workmanship and number of local people employed.

Our newest board member, Mavis Michaud of Fort Simpson was appointed to the board of directors on April 21, 1989. Our other current board members are: Simonie Alainga of Iqaluit; Charlie Barnaby of Fort Good Hope; Steve Brooks of Hay River, Chairperson of the Finance Committee; Gerry Cheezie of Yellowknife, Chairperson of the Policy Committee; Knute Hansen of Aklavik; Charlie Haogak of Sachs Harbour; Jaykolassie Killiktee of Pond Inlet; Peter Kritaqliluk of Arviat; Charlie Lyall of Spence Bay; Jake Heron, President of the Corporation and myself.

As chairman of the board of the NWT Housing Corporation, I would like to thank our minister, the Honourable Tom Butters for his dedication and commitment to northerners and thier housing needs. Mr Butters is constantly travelling throughout the Territories listening to the people in the communities. I would also like to thank the president, Mr. Jake Heron and the employees of the Corporation for their diligence throughout the 1989/90 fiscal year. Housing continues to be a serious problem in the north and in response to this need, the Corporation has provided more housing units than in any previous year.

ᓂᕆᑦ ᐃᓱᒪᓕᕆᔨᖅ, ᑎᑎᑕᐅᓂᕆᑦ ᑐᓴ ᓴᓇᐅᓂᕆᑦ ᑲᓐᑐᑕᐅᑦᓕᕆᔨᖅ. ᐊᑐᓚᐸᐅᔪᑦ ᐃᓱᓕᓕᐊᔪᓕᕆᓂᖅ ᑕᒪᐃᓐᓂᑦ ᐃᓕᓐᓂᐊᕐᓂᑦ ᐊᑐᖃᓕᕆᓂᖅ ᑕᐃᒪᓐᓇ ᐱᓕᓕᐊᕐᓂᖅᑕᑦ ᓴᓱᒪᓂᖃᓕᒫᑦ ᐃᓕᓐᓂᐊᕐᓂᖅᓯᐅᑦ ᓴᓂᐊᕐᓂᐊᕐᓂᖅᓯᐅᑦ ᐊᑐᖃᓕᕆ

PRESIDENT'S LETTER

A Message from Jake Heron

ᐅᖃᐅᓯᑦ ᑲᓇᕐᓂᖅ ᓄᑦ ᐃᐅᕋᐅᓪ

ᐊᓐᓇᓲᖏᓪ ᐅᓂᒃᑲᖅ

"The mandate of the Housing Corporation is to assist residents of the N.W.T. in accordance with need, to secure and maintain adequate, suitable and affordable shelter in a cost effective manner."

"ᐃᓕᓴᕐᓂᓱᒋᐊᕐᓯᑦ ᐱᓕᕆᐊᖃᖏᓪ-ᓴᑦ ᐃᑲᓱᓂᕐᒥᖅ ᓄᓇᕗᑦᑎᐊᕐᑕᓂᖅ ᐊᑐᕆᐊᖃᖏᑦᑐᑦ ᒪᓕᓐᓂᑦ, ᐊᓕ ᐋᖏᕈᐅᒪᑎᑦᑎᓗᑎᒃ ᐊᑭᑐᓗᐊᕐᑎᑦ-ᑎᓗᑎᒃ ᐊᑐᕐᑎᓕᐊᖃᖏᑐᓂᖅ ᐃᓕᓴᕐᓂᖅ."

The role of the Northwest Territories Housing Corporation, simply stated, is to provide modest housing to families in need of accommodation and to foster the development of homeownership. As a corporation, we take this task very seriously. This annual report will provide you with information about our programs and our accomplishments. We have featured elders in this, our 16th annual report to call attention to our regard for the people who have seen the most changes in the Northwest Territories.

I would like to devote my letter to providing you with examples of how we deliver our programs and how we live up to our mandated responsibility, "to foster community development, economic development and accountability to and by the local community."

In 1989 the Corporation initiated four demonstration projects in small, remote communities in response to a number of concerns. Community residents and the Housing Corporation board were concerned that when the Corporation awarded contracts which included materials, shipping and erection of public housing few local people were employed by the construction companies who got the jobs. One reason for this was that community residents did not always have training and/or experience in construction and this, itself was disturbing. Our construction vice-president was concerned that 1989 projects were coming in higher than our cost projections. Since the bids for the projects in Fort McPherson, Snowdrift, Pangnirtung and Coral Harbour were particularly high, rather than cancel the projects, the corporation consulted with each local community and decided to jointly organize a project hiring locally and by this means finish the projects on time and at a reasonable cost. Fort McPherson and Snowdrift were scheduled in 1989-1990 and Pangnirtung and Coral Harbour for 1990-1991.

Corporation staff, community leaders in Snowdrift and Fort McPherson and several contractors worked co-operatively and diligently to design and implement both demonstration projects and I am pleased to report that they have been successful in the following ways:
(1) employing and thus providing training and experience to local people;
(2) finishing the project within a reasonable time frame and (3) keeping costs within the Corporation's projections. The outcome of the projects in Pangnirtung and Coral Harbour look favourable as well.

ᐅᓐᓄᑦᑐᑦ ᐃᓕᓴᕐᓂᐊᕐᓯᒪᔪᓂᑦ ᐱᓕᕆᐊᖃᖏᓪ ᐃᓚᖏᑦ ᐃᓕᓐᓂᐊᕐᓂᖅ ᓄᑦᑎᐊᕐᑕᓂᖅ ᐃᓕᓴᕐᓂᖅ ᐊᑐᐃᓐᓇ-ᐅᑎᕆᑎᓕᕐᓂᐊᕐᑕᑦ ᓇᓕᓂᑦ ᐃᓕᓴᕐᓂᖅ ᐊᑐᐃᓐᓇ-ᐃᓕᓴᕐᓂᐊᕐᑕᓂᖅ ᐃᓕᓴᕐᓂᐊᕐᓯᒪᔪᓂᑦ ᐱᓕᕆᐊᖃᖏᑦᑐᑦ ᐃᓕᓴᕐᓂᐊᕐᓯᒪᔪᓂᑦ ᐃᓕᓴᕐᓂᐊᕐᓯᒪᔪᓂᑦ ᐱᓕᕆᐊᖃᖏᑦᑐᑦ ᐃᓕᓴᕐᓂᐊᕐᓯᒪᔪᓂ

Though the Corporation is using a variety of approaches to building housing, the public tender approach is the preferred method. It is hoped that community involvement in demonstration projects will increase expertise in places like Fort McPherson and Snowdrift and in the future either local contractors will establish themselves or experienced residents will be hired by construction firms who are awarded tenders for public housing construction.

This is just one example where the Housing Corporation interacts with settlements and municipalities in the Northwest Territories in an effort to make provision of housing also part of the solution of community development and economic development. Please review the brief description of our basic housing programs which is included in this report to see how many ways we assist Territorial residents with that most basic need of adequate housing.

(2) ᐱᓕᕆᔨᒃ ᐱᐊᓂᑕᐅᓂᖅᓯᓐᓄᑦ ᑭᓱᓕᔭᖅᑎᓂᒃ ᑯᓚᓗ (3) ᐊᑭᓴᐅᔪᒃ ᐃᓱᓪᓗᓂ-ᔦᑦᔪᐊᑯᓄᑦ ᐊᑭᓐᓄᑕᕆᔨᐅᔪᓂᐅᓂᒃ ᐊᐹᖏᑎᑕᐅᑦᓯᑎᒃ ᐱᓕᕆᑕᐅᑦᓯᑎᒃ. ᐱᓕᕆᔨᒃᑐᑦ ᑕᓂᑎᑐᒃ ᑯᓚᓗ ᓴᓕᖅ ᐊᓐᖑᒪᑦᑎᐊᑎᒍᓕᕆᓂᖅᓴᓕᑦ ᓇᓚᑦᑎᐊᑎᒍᓕᕆᓂᖅᓴᓕᑦ.

ᐃᓱᓪᓗᓴᑦᔪᑯᓄᑦ ᐊᑕᐅᓯᐅᑦᑎᑐᑎᒃ ᐃᓱᓪᓗᑦᔪᑕᐅᓂᖅᓴᓕᒃ ᐃᓕᓴᐅᓂᖅᓴᓕᒃ ᐊᓂᒪᓂᖅᑎᑦᑎᓗᒍᐊᑎᓂᓪᓗᑦ ᑭᑐᑐᐃᓐᓇᓗ ᑲᒡᑎᑕᐅᑦᔪᓐᓇᖅᑐᑦᑎᓂᑦᓴᖅ ᐃᓱᓪᓗᑦᔪᑕᐅᓂᖅᓴᓕᒃ ᐊᓂᒪᓂᖅᑎᑦᑎᓗᒍᐊᑎᓂᓪᓗᑦᓴᖅᑐᑦᑎᓂᑦᓴᖅ. ᐃᓕᓐᓂᑦᑐᒃ ᐅᓂᒃ ᐃᓱᓪᓗᑦᔪᑕᐅᓂᖅᓴᓕᒃ ᐃᓱᓪᓗᑦᔪᑕᐅᓂᖅᓴᓕᒃ ᑕᒪᓐᓇᑎᑦᑎᓂᑦᓴᖅ ᐃᓱᓪᓗᑦᔪᑕᐅᓂᖅᓴᓕᒃ ᑲᒡᑎᑕᐅᑦᔪᓐᓇᖅᑐᑦᑎᓂᑦᓴᖅ ᐃᓱᓪᓗᑦᔪᑕᐅᓂᖅᓴᓕᒃ ᑕᒪᓐᓇᑎᑦᑎᓗᒍᐊᑎᓂᓪᓗᑦᓴᖅ ᐃᓱᓪᓗᑦᔪᑕᐅᓂᖅᓴᓕᒃ ᐊᓂᒪᓂᖅ

Travelling across Time

ᐃᓕᓐᓂᓂᖅ ᐅᑭᐅᑦ ᖃᓄᓐᓂᐊᑎᓪᓗᑦ

Few people in this world have seen the changes that Martha Kakee has seen since her birth at Kekerten in 1908. Martha is a sweet lady with a big smile. She wears bright coloured dresses and sealskin kamiks. Her house is filled with friends and family. Always there are children circled around the television. Last year Martha Kakee moved into a new three bedroom public housing unit. This unit, completed in 1989, was jointly funded by the Northwest Territories Housing Corporaton and Canadian Mortgage and Housing Corporation. Her house has a u-shaped kitchen complete with refrigerator and stove off of a large living dining room. She has an oil furnace and her own washer, dryer and colour TV. There is a clock, a picture of a sailor praying to Jesus and a few other decorations on the wall. There is little comparison with the home of Martha's youth. Then, she travelled with her family living in igloos on the sea ice in the winter. The only source of heat and means of cooking was a kuluk (seal oil lamp) originally made from soapstone. Later with the availability of oil drums, they were used for stoves. Her summer home was a hut made of two layers of sealskin insulated with mountain heather.

Martha married at the age of about 14. She met her husband at Padloping Island. After she was married she and her husband travelled almost constantly by dog team. They lived in Clyde River and there, for a time she lived in an igloo lined with sealskin. After she had her first child they lived outside of Tuvajjurijauk. They moved into Pangnirtung in 1962. It was the year that many of the dogs died from a disease which caused them to dehydrate. Her husband, Martha and their three children moved into a little house which they called a "seal skin scraping board" and which others called a "chicken coop". The house was heated with a little oil stove. The oil was provided. When she moved in she couldn't fall asleep. Her husband found that the 'drip drip' sound that was keeping her awake was oil dripping and firing in the stove. Later they moved into a bigger three bedroom Northern Rental Unit which had an oil heater and a honey bucket. Her present house is Martha's favourite and she says, is just the right size for the five people living there.

ᖃᓄᐃᓐᓂᐊᑦ ᐃᓄᐃᑦ ᓯᓚᐅᕐᓂᐊᕐᓗᑦ ᐊᓯᐊᓐᔪᓂᖅᓄᑦ ᑕᐃᓪᓚᖃᑕᐅᔪᑦ ᒪᑕ ᑲᑎᑐᑦ ᑕᐃᒪᓕᕆᓂᑦ ᐃᓄᓐᓂᐊᑦ 1908-ᒥᑦ. ᒪᑕ ᐊᖏᓐᓄᐃᓪᓚᑕᐅᔪᓐ ᑭᓇᖏ ᑕᐃᑦᓗᒍ ᕿᖏᓐᓄᓇᖏ ᑕᐃᓐᓇᐅᔪᓐ. ᐊᖏᓐᓂᔪᓕᕆᓪᓚᖃᖅᑐᓐ ᐊᑕᐃᓕᑦᑎᑦ ᑕᓐᓇᑐᑦ ᐊᑕᐅᓐᓄᑐᑦ ᐊᓕᒪ ᑲᒥᓐᓚᑦᑕᓂᑦ ᑲᒥᓐᓇᕆᖃᖅᑐᓐ. ᐃᓐᓇᑦᓴᐊᖏᓐ ᐱᖃᓐᓇᓕᖅᓂᓂᑦ ᐃᓚᖅᓂᓐᓇᑦ ᑕᐃᑲᓂᓐᓇᑦ ᑕᑦ. ᑎᐃᓐᓂᑦ ᑕᓐᓇᖅᑐᑦ ᓄᑕᖃᖅ ᑕᐃᑲᓂᓐᓄᐃᓕᐅᕆᓚᐅᖅᑕᑦ. ᐊᖏᓂ ᒪᑕ ᑲᑉ ᓄᓐᓀᕈᑐᓐᓇᖅ ᐊᑐᑦᑕᐅᑕᐅᓕᕆᔨᑐᓐᓇᖅᑐᓐ ᐃᓐᓇᐃᓐᓂᑦ ᐃᓐᓇᕐᓂᐊᑦ ᐱᓕᕆᓂᑦ. ᑕᖃᓄ ᓄᓐᓀᐃᑎᓐᓇᖅ ᐱᐊᓂᑦᑕᐅᓀᐅᑦ 1989-ᒥ ᕿᓄᐅᓐᖃᖅᑎᑕᐅᑦᓂᓂ ᒪᑦᓯᓂᑦ ᑲᓇᑕᑦ ᐃᓐᓇᓂᓐᓇᑦᑐᐊᕐᓂᓂᑦ ᓄᓇᕐᑎᐊᑦᓗ. ᐃᓐᓇᑦᑐᐊᖅᓂ ᐃᒪᓐᐃᖅ U ᓱᓕᑦᑐᓐ ᖃᐊᕐᓂᐃᖃᑦᓂᓂ ᐃᒪᖃᑦᓂᓂᓗ ᓴᓪᑕᐅᓐᓄᖅᓂᑦ. ᐃᑎᒍᑎᖃᑦᑐᓐ ᐸᓂᓕᓐᖃᖃᑦᓂᓂ ᐊᓕᒪ ᐅᓐᓕᐊᓗᑦᑐᑦᑎᒻᒪᑦᑐᓐ ᐅᖏᓪᓕᐅᑎᖃᑦᓂᓂ ᐊᓕᒪ ᓇᑦᓂᓂᖃᑦᓂᓂ ᑲᓪᖃᑦᑎᑦ ᑎᓂᐅᑦ. ᖃᐅᔨᓕᐅᑎᖃᑦᓂᓂᑎᓂᐅᑦᑕᓐᓇᖅᑐᑦ, ᐅᑎᐊᑦᓴᐊᖏᐅᑕᐅᑦᓴᓐᓇᑦᑐᓐᓇᖅᑐᑦ ᑐᓕᓕᐅᑦᓴᐊᑦᑐᑦ ᐅᓐᓕᓐᓂᑦ ᐊᓕᒪ ᐊᖏᓂᑦ ᑲᓐᓂᕐᓚᐅᖅᑎᑦ ᐃᓐᓇᑦᓴᐊᑦ ᓴᓂᕐᓚᓐᓂᑦ ᓂᓀᓕᖅᑐᓐ. ᒪᑕᐅᑦ ᒪᓐᐊᓗᓂᑦᓚᓐᓂᖅᑐᓐ ᒪᓐᓇ ᐃᓐᓇᑦᓴᐊᑦ ᐊᐅᓐᑦ. ᐅᓇᑐᑎᐅᑦᑕᓐᓇᖅᑐᓐ ᓄᑕᖃᖅ ᐃᓐᓇᑦᓴᐊᑦ ᑐᓐᓂᑦ ᐃᓐᓇᑦᓴᐊᑦ ᐊᓕᒪ ᐊᖏᓂᑦ ᑲᓐᓂᕐᓚᐅᖅᑎ

"It was lots of work but I was glad I was getting a house." — Peter Kay

"ᐱᔭᓇᐊᑐᔪᐊᓗᓪᓚᐅᑎᒍᓗᐊᖅ
ᑭᓯᐊᓂ ᕿᕕᐊᓯᓪᓚᐅᑎᑐᖅ ᐃᓚᓪᓴ-
ᔪᐊᑦᑕᓐᓂᐊᖅᓂᓂᓂᒃ" ᐱᑕ ᑭ

ᐱᑕ ᐊᒻᒪ ᒥᐊᓗ ᑭ ᑐᓴᓯᒥᓂᓕᓐᑐᑦ ᓇᕐᓂᓐ
ᐃᓚᓪᕿᑎᕐᒪᓐᓂ ᑐᐊᑦ ᒪᓴᐅᑦᓴᕐᒥ. ᓇᕐᓂᓐ
ᐃᓚᓪᕿᑎᑦᓴᓕᑐᑦ ᐊᑐᐃᓴᐅᑎᑎᓱᓕᑐᑦ ᕿᓴᓐᓇᓴ-
ᑎᐅᔪᓇᑐᓐᓂ ᐃᓚᓪᔪᔪᓚᓂᓴᔪᓂᓐ ᓴᓇᔅᐅᔪᓂᓂ
ᓇᕐᓂᕿᖏᑐᓐ ᓴᓇᑎᓪᓗᒍ. ᑐᔪᐃᓐ ᐱᓪᒥ.

Peter and Mary Kay in the porch of their HAP house in Fort McPherson. The Homeownership Assistance Program provides a forgivable loan in the form of a house package which the owner builds. Frank Pilak

Some things haven't changed. A canvas tent is pitched behind her house and that is where she chooses to sleep in the long summer "nights". The breathtaking view of the fiord and the Pangnirtung Pass is as pervasive as ever. Years ago, Martha used to take the women by dog team across the fiord in the spring to pick the berries on the far slopes. Though Martha only travels by boat now, she still enjoys picking the berries on the rocky hillsides surrounding Pangnirtung.

Mary Kay in Fort McPherson also enjoys picking various berries including yellow berries, blueberries and cranberries. Peter and Mary Kay received a "HAP" package in 1987. Mr. Kay learned about the Housing Corporation's Home Assistance Program (jointly funded by NWTHC and CMHC) from his friend, Robert Firth, who had built a HAP home and suggested Peter apply for one. It came by barge to Inuvik and truck to Fort McPherson. Peter worked on the house every day. His three sons and friends helped him to build it. Volunteers with the Frontier Foundation, a Canadian man, an Irishman, a Japanese man and a Swedish woman also gave him assistance. The Housing Corporation put in the electrical and mechanical systems over the winter.

Peter Kay was born about 15 miles from Fort McPherson on the Husky Channel. His first home was a canvas tent with a camp stove which burned wood. Later he lived in a log cabin in the bush. After he came home from three years at the residential school in Hay River where he learned to speak English, his father had moved into a log house with glass windows. There were three or four families living at the mouth of the Husky Channel.

Peter and Mary were married in 1939. They had five sons and seven daughters. In 1956 Peter bought a 16 by 20 foot cabin eight miles down the channel from a trader who was moving on. In 1965, Peter and Mary moved into public housing in Fort McPherson. At first many people who lived in the bush only came into town to celebrate Christmas and Easter. According to Mary, her family moved so that their children could attend school but they still spent their summers at a fish camp on the Husky Channel.

Presently their son Peter Jim lives with them except in the winter when he is out trapping. Their daughter Suzie and her boyfriend and children are presently living with them while they build their

ᐃᓚᓕᒃᑐᓐᓂ ᐃᓚᓪᓴᓗᓂᑦ ᐊᑐᑎᓪ ᕿᓯᓂ
ᕆᓴᖏᑐᑎᑦ. ᓱᑐᓂᔪᑦ ᓄᑦᑕᑦᑕᓂᓚᓂ
ᐊᖏᓂᓂᔪᑦ ᓄᓇᖏᒃᑐᓐᓂᑦ ᓱᒋᑕᓂ ᑐᓴᓂᔪᓂᓐ-
ᔪᐊᑦ. 1962-ᖃᓄᖅᓚᔭ ᔪᓂᑐᑎᑦ ᓄᓐᒪᒃᑐᓐᓂᑦ.
ᑕᐃᒃᓂ ᐅᑭᐅᓴᒃᑐᑎ ᓄᓐᒥᓴᕆᔨᖅᓂᓂ ᕆᓚᑦ
ᑐᔪᕿᒃᑐᓐᓂᑦ ᐊᓂᓂᐊᑦᑕᖅ ᔪᓂᓴᓂᑎᑦ. ᐅᐃᖏ
ᒪᑕᓚ ᐊᒻᒪ ᐱᖃᓄᑦ ᓄᑦᑕᓐᓂᒃᑐᓐᓂᑦ ᐃᓚᓪ-
ᔪᓕᒍ ᐊᓐᓄᐃᓐᓂᑕᑎᔪᓕᑦ ᐊᒻᒪᓂᓂ ᑕᐃ-
ᖃᐅᑦᑐᓂ ᐊᑎᐊᓂᔪᔪᓂᓐ ᐃᓚᓪᔪᔪᓚᖏᖅ. ᐃᓚᓪ-
ᔪᔪᓚᖏᑦ ᐅᓇᑐᑦᑕᑎᒥᓚᓂᑐᓐᓂ ᒥᑭᓂᑦ ᐅᓴᓂ-
ᑐᑎᑦ. ᐅᓂᓯᓚᓴᖏᖅ ᑕᑎᐃᓐᓇᐅᑎᑕᑎᓂ-
ᑕᓚᑐᓐᓂ. ᑕᐃᐃᖏᑦ ᓄᓐᒥᑦ ᓯᓚᓂᐊ ᐊᓂᓂᓕᑎᔪᓂ
ᐅᓂᓯᓚᑐᓐᓂ. ᑎᐃᖏᑕ ᖃᐅᔨᓚᑐᔪᖏᖅ ᐊᑐᑦᑕᓐᓂᑦ
ᑐᓴᓂᑐᑐᖃᓕ ᐅᓴᓯᑐᑐᑦ ᐅᓇᑦᑕᑎᑕᑎᓂᓂᓂ
ᓄᓐᒥᓴᕆᔨᖅᓂᖏᑦ; ᐃᐃᔨᑐᓚᓂᓂᑦ ᕆᓴᖃᖅᓂᓂ.
ᒪᓐᓇ ᐃᓚᓪᔪᔪᓚᓂᖏᖅ ᒪᑕᑦ ᐱᐅᓪᓚᓂᖏᖅ, ᐊᒻᒪ
ᐅᖃᓚᑐᓐᓂᖅ ᑕᓪᓚᒪᔪᓇᓂ ᓇᔪᓂᕐᓴᓄᓐᓂᓂ ᓂᓚᒪᓂ-
ᑎᐊᓐᓂᖅ.

ᐃᓚᓯᑦ ᓯᓂ ᐃᓚᓐᐊᓗᓚᑎᑦᑕᓯᑦ ᐊᓗᐊᓐᔨᓕ-
ᓯᑦᑐᑦ. ᐃᓚᓪᔪᔪᓚᖏᑕ ᑐᓂᐊᓐ ᑐᐱᖃᓐᓂᖅ
ᑕᐃᖅᓚᓗ ᐊᐅᓴᓂᓐ ᐅᓐᓂᖃᓐᓂᖅ ᓯᓚᖃᑦᑕᓐᓂᖅ.
ᑲᓪᓚᑎᒥ ᐃᓕᓴᕐᒥᐅᑦ ᑕᓂᔪᓚᓐᓇᓕᓐᓂᖅ ᓯᓚ.
ᐅᑭᐅᑦ ᐊᒥᓱᐃᓐᓂᖅ ᑕᓂᔪᓚᓐᓇᓕᓐᓂᖅᓂᓐᓂᖅ ᓯᓚ.
ᑲᓪᓚᑎᒥ ᐃᓕᓴᕐᒥᐅᑦ ᐊᑕᓚᐅᑎᓂᓐᓂᖅ
ᓄᓐᒥᓴᕆᔨᖅᓂᖏᑦ ᐅᓇᑦᑕᑎᑕᑎᓂᓂᓂ ᕆᓴᖃᖅᓂᓂ.
ᒪᓐᓇ ᐃᓚᓪᔪᔪᓚᓂᖏᖅ ᒪᑕᑦ ᐱᐅᓪᓚᓂᖏᖅ, ᐊᓐᓄᐃᓐ-
ᓂᑕᑎᔪᓕᑦ ᐊᓐᓄᐃᓐᓂᑕᑎᔪᓕᑦᑐᓐᓂᖅ ᓯᓚᖃᑦᑕᓐᓂᖅ
ᐃᓚᓪᔪᔪᓚᖏᑕ ᑐᓂᐊᓐ ᑐᐱᖃᓐᓂᖅ ᐊᑐᑦᑕᓐᓂᑦ
ᐃᓚᓪᔪᔪᓚᖏᑦ ᐅᓇᑦᑕᑎᑕᑎᓂᓂᓂ ᕆᓴᖃᖅᓂᓂ.

Peter and Mary Kay's HAP house in Fort McPherson. Doris McCann

ᐊᑕᐅᖅ ᑯᓘ ᒥᓂ ᑭᐃᖅ ᐃᓗᓐᓯᐊᖏᓐ ᐅᐊᖅ ᒪᐃᑕᓯᒥᖅ. ᑐᓂᓗ ᒪᑲᓐ.

own HAP house. Outside the house there are two sheds which have been built from the house crates. There is an entrance porch which leads to a large kitchen, living room area off of which there are four bedrooms and a bathroom. Peter and Mary appreciate the indoor plumbing but they prefer a wood stove to an oil furnace which, Peter says makes him feel sick. In the living room is a high efficiency wood stove which must be stoked all winter so that water pipes won't freeze. This was their choice. The band council provides elders with five cords of wood every year. Peter also cuts wood himself.

There is very little wood for fuel in Baker Lake where Martha Talerook lives. Once in a while in the summer when she was young there would be large stockpiles of timber and bushes to burn for cooking but mostly they used kerosene and fuel oil.

Martha Talerook was the first person to move into Paungaqtuuq Residence for Seniors which opened in April (1990). Jointly funded through CMHC, the NWTHC and the government of the Northwest Territories Social Services, the residence contains five units and is on the lakefront. Each unit includes a heated porch. Baker Lake elders named the residence for a nearby hill which overlooks both the Thelon River and Baker

ᐃᓕᓴᕐᓂᐊᓕᒃᓴᑦᓂᓗ ᖃᓄᐃᓐᓇᑦ ᐅᖃᑐᓄᑦᓯᓂᓗ ᐊᑐᐊᖅᑐᓄᑦᓯᓂᓗ ᐊᑕᐅᓯᒪᓕᕐᓂᖅᓄᑦᓂᓗ ᐊᑐᖅᑐᖅᓄᑦᓂᓗ ᐃᓕᓴᕐᓂᐊᓕᒃᓴ

"I had seven children... I couldn't tell you how many grandchildren I have." — Martha Talerook

7-σ᐀ ᓄᑕᖅᖃᐅᖅᓯᖅ ᖃᐅᔨσ᐀ Δ°ᐱᑎᑕᖅᖏᓚᖅ ᐅᖃᓕ°ᓇᔨᓪᓚᖅ. ᒪᑕ ᑕᓪᓕᐢᖅ.

Paungaqtuuq Residence for elders in Baker Lake. Plans for Paungaqtuuq Residence began in 1986, when a committee of seniors and local organizations was formed. The residence was jointly funded by CMHC, Government of the NWT Department of Social Services and the Housing Corporation. Jake Heron

Martha Talerook in her unit in the Senior Citizen Residence. Ronne Heming

<ᑕ°ᖏᑐᐢ ᑐᓴᒋᕆᐊ᐀ Δ°ᓇᑐᖃ°σᓪ ᖃᓄᓕᑐᐢ-ᐊᒋᒃ. <°ᓇᔨᑕᐅᓪᓕᓴᒃ ᐱᒋᔪᒪᐅᑐᐢ 1986-Γ, Δ°ᓇᑐᖃΔᓪ ᑲᑎᒪᔨᖏᓪ ᓇᓄᖃᐢᑐᖃΔ°ᓗ ᐊᓯᓪᑕᐅᓪᓚᐅᑎᒃᓗᓪᓕ. ᑭᓇᐅᖃᖅᑎᑕᐅᓪᓚᐅᑐᐢᑐᓪ ᑲᓇᑕᓪ Δ°ᓗᓪᓕᓂᔨᓴᐊᓯᓯᓂᓪᓕ, ᓇᓄᖃᐢᑐᓪ ᒪᓪᓚᓯᓯᓂᓪᓕ ᐊᓴᖏᐢᑐᓗᓪᓕᓂᔨᓴᐊᓯᓯᓂᓪᓕ ᐊᓴᒪ Δ°ᓗᓪᓕᓂᔨᓴᐊᓯᓯᓂᓪᓕ. ᔨ° ᕼΔᐅᐢᑐ

ᒪᑕ ᑕᓪᓕᐢᖅ Δ°ᓗᓪᓕᓂᔨᓴᐊᓕᓂ Δ°ᓇᑐᖃ°σᓪ ᖃᓄᓕᑐᐢ-ᐊᒋᒃ. ᓱᓂ Hᐊᑐᐢ

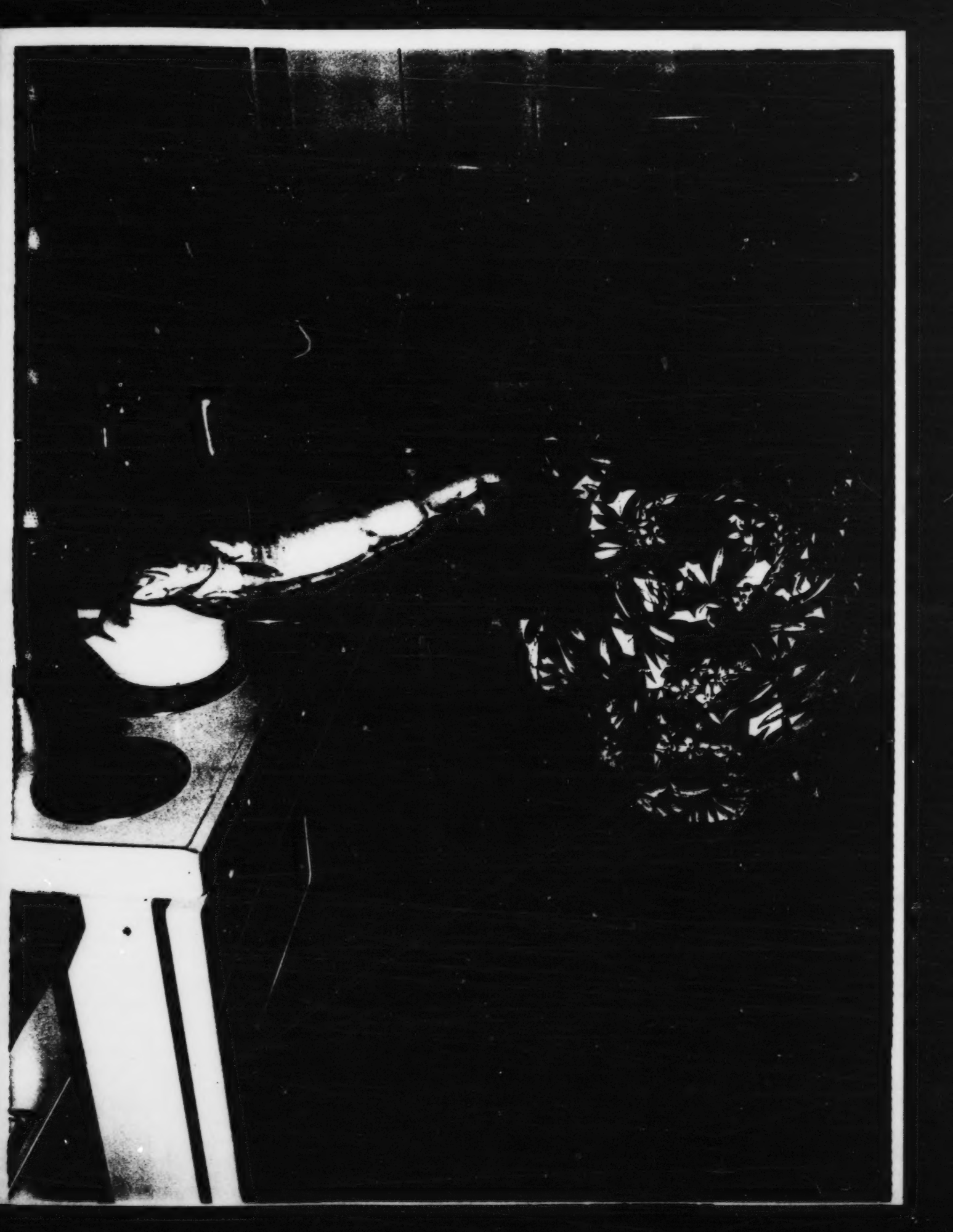
Lake and which translated means "Blueberry Hill". Paungaqtuuq Residence was planned jointly by seniors and local groups in Baker Lake.

Mrs. Talerook was born in Chesterfield Inlet about 1914. She lived in a tent in the summer and an igloo in the winter. Her adoptive parents had an umiak and so they travelled both inland to the Baker Lake area to fish and hunt and out to the salt water to catch seals during the spring and summer.

Martha and her husband had seven children. Until April, she lived in public housing with four children, one who is her adoptive son. She does her own washing and cooking in her new home at Paungaqtuuq Residence and has a worker from the Hospice Society come in to house clean once a week.

Her favourite home is her present home. Martha enjoyed the opening ceremonies for the seniors residence. She sang and she wore traditional clothing including a beaded headpiece, amoutik and kamiks at the opening which was attended by the Honourable Alan Redway federal Minister of State (Housing) and by the Honourable Tom Butters, minister responsible for the Northwest Territories Housing Corporation and the president of the Northwest Territories Housing Corporation, Jake Heron.

ᓴσ ᑭᓪᓕᐅᑐᐢ <ᑐΔ°ᓇᖃᓪᓕᐢᑐᓪ ᐅᑭᑐᓪᓕᐢᑐ Δᓇᒪᐃ°ᓂᓚᐅᑐᐢ Δᒪᐅᐢ ᓭᓪᓗᓂᔨᓪ ᕼᐊᑐᓂᐊᓚᒪᑕ ᑕΔᒪ°ᓇΔᐢᑐᒪᐅᒪᑕ ᑕΔᒪ°ᓇΔᖃᓪᓕᐢᑐᓪᓕᐢ. Δᖃᓪᓚᐢ ᑲᑎᒪᔨᖏᓪ <ᑐΔ°ᓇᐅᑎᑎᓂᐊᓪᓕᐢᑐᓪᓕᐢ ᑭᓪᓕᑐᐢ ᑕᖃᑎᐢ ᐊᑕᐅᓚᐢ ᐅᖃᒪᓪᓚᐢ ᑭᓴᒪᓕᓪᓚᐢ ᓇᓴᒋᑐᐢ ᑕᓪᓕᐢᑐᓪᓚᐢ ᐊᑕᐅᓪᓚᐢ ᐊᑕᐅᓪᓚᐢ ᐅᓴᒋᓕ



PROGRAM DESCRIPTION

What We Do

ᖃᓄᐃᖃᑦᑕᕐᒪᖅᓯᒪᔪᑦᑕ

ᐱᓕᕆᐊᑦ ᐅᓂᖃᖅᑕᐅᓂᖏᑦ

The programs of the NWT Housing Corporation can be described as Assisted Rental Programs, Assisted Homeownership Programs and Lending Programs.

The programs offered by the Northwest Territories Housing Corporation are designed to assist households to acquire and maintain housing that is adequate, suitable and affordable. The programs provide that assistance in accordance with the household's need.

Adequate housing has the basic facilities of hot and cold running water, an indoor toilet and a bath or shower. It is not in need of repairs to correct major structural, electrical or plumbing deficiencies.

Suitable housing has enough space to suit the family size.

Affordable housing does not consume more than a reasonable portion of the household income. The current operational definition sets that portion at 30 percent.

The programs also provide assistance in accordance with need, which in most cases, is financial need. Need may also be defined in terms of being able to access adequate financing or the need for special accommodation because of a physical disability or social/emotional condition.

Assisted Rental Programs

The Assisted Rental Programs provide rental accommodation to households in need at subsidized rental rates which are geared to income. The Corporation currently operates over 4,800 units, some of which were inherited from earlier federal and territorial programs (Northern Rentals), some built in partnership with Canada Mortgage and Housing Corporation (Public Housing) and some designed specifically for senior citizens (Senior Citizen Accommodation). The operation of all this housing is done by local community housing associations or authorities through operating agreements and financial contributions.

Since the operation of such a large housing portfolio requires special attention to physical property management, there are several programs designed to provide assistance with major repairs and replacements of the rental inventory.

The Modernization and Improvement Program provides additional contributions to housing associations/authorities for major repairs and equipment replacement. The Fire Damage Repair/Replacement Program provides funding for units damaged or destroyed by fire. The

ᐱᓕᕆᐊᖅᑐᑦ ᓄᓇᕗᑦ ᐃᓕᓴᕐᓂᖅᓯᒪᔪᑦ ᑕᑯᐅᑦᓴᓕᕆᓂᖅ ᐱᓕᕆᐊᓗᒃ-ᖁᓕᖅ ᐊᒃᓱᐊᓂᖅ ᐱᓕᕆᐊᒃᓴᖅᑐᑦ ᓇᒥᓂ ᐃᓕᓴᕐᓂᖅᓯᒪᓂᖅ.

ᐃᓕᓴᕐᓯᐊᓕᓂᒃᓗᑦ ᐱᓕᕆᐊᖅᑎᑕᐅᓱᐊᓂ ᓄᓇᕗᑦ ᐃᓕᓴᕐᓂᖅᓯᒪᔪᖅᑐᑦ ᑕᑐᐃᓄᐅᑎᑦᑎᓕᕆᔨᖅᑐᑦ ᐃᓕᓴᕐᓯᐊᓂ ᑲᑎᒪᔨᖏᑕᐅᓂᖅ ᐃᓕᓴᕐᓯᐊᓂᒃ ᐊᒃᓱᐊᓄᐅᑎᑦᑎᓕᕆᔨᖅᑐᑦ ᐊᐅᓚᐅᖅᑎᑦᓯᓂᖅ. ᐃᓕᓴᕐᓂᓕᒃ ᐱᓕᕆᐊᖅᑐᑦ ᐊᑐᐃᓄᐅᑎᑦᑎᓕᕆᔨᖅᑐᑦ ᐃᓕᓴᕐᓯᐊᓂᑦᑎᓂᖅ ᐊᑐᐊᖅᑐᕕᖏᓐᓂᖅ ᐃᑲᓴᕐᓯᐊᓂᖅ ᐊᑐᐃᓄᐅᑎᑦᑎᓕᕆᔨᖅᑐᑦ ᐃᓕᓴᕐᓯᐊᓂᑦᑎᓂᖅ ᐊᑐᐊᖅᑐᕕᖏᓐᓂᖅ ᐃᓕᓴᕐᓯᐊᓂᒃ ᐊᑐᐊᖅᑐᕕᖏᓐᓂᖅ

Retrofit II Program provides for major repairs and upgrading to early Public Housing Units (Weber Units) which do not meet current standards.

Housing associations/authorities also require certain infrastructure to carry out their business of managing the rental housing inventory. Tools, shop equipment, office furnishings and equipment and vehicles are provided through the Housing Association/Authority Equipment Program. Warehouse, workshop, office and meeting space are provided through the Warehouse and Office Program.

Assisted Homeownership Programs

Families who can afford the operating expenses of a home but who cannot afford the capital costs of acquisition or repairs, may receive assistance through one of the corporation's Homeownership Programs. Assistance is available to acquire a new home or make repairs to an existing family residence. The Homeownership Assistance Program provides a forgivable loan in the form of a house package, which the owner builds. Homeownership Assistance Support provides families with some assistance in the form of a forgivable loan for skilled jobs such as plumbing and heating system installation. The older, Northern Rental houses may also be bought by the tenant, who may apply one third of the rent toward the sale price.

Repairs are expensive in the NWT, but assistance to families who own their own homes are available through the Home Improvement Program, the Emergency Repair Program and the Senior Citizens Home Repair Program.

Lending Programs

There is also some assistance to higher imcome families. If a person or couple qualify to borrow money from a bank but cannot borrow it until the house is complete, the NWTHC will temporarily lend them money to construct the house (Interim Financing).

ᐊᒻᑭᒋᐊᑎᑕᐅᓂᖅ ᓄᑦᓯᐅᓂᖅ ᑭᒃᑯᐱᑦ ᐃᓕᓴᕐᓂᖅ ᐃᓄᐃᑦ ᐊᒻᑭᒋᐊᑎᑕᐅᓂᖅ.

ᒥᑭᓴᓐ/ᐊᑦᓯᓴᓐ ᐃᓕᓴᕐᓂᖅ ᐊᑐᐊᖏᓪᓗᒍ ᐊᒻᑭᑉᒪᑎᓕᑎᓯᓂᖅᓴᖅ ᐊᐅᓚᑎᑦᑎᓂᖅ ᐱᓕᕐᓂᖅ ᐃᓕᓴᕐᓂᖅ ᐊᐅᓚᑎᑦᑎᓂᖅ. ᓴᓇᐃᑦᑐᖅ, ᐱᓕᕆᔨᐊᖅ ᐱᓯᒪᓂ ᑎᑎᕋᐊᖅᓴ ᐃᓗᓕᕆᓂᖅᑕ ᐱᓯᒪᓂ ᓄᓇᓕᖅᑐᑦ ᐊᐅᓚᑎᑦᑎᓂᖅᓴᖅ ᒥᒃᑯᐱᑦ/ᐊᑦᓯᓴᓐ ᐃᓄᐃᑦ ᓂᓪᓕᐊᓂᖅ ᐱᓯᒪᓂ ᐃᑲᔪᖅᑐᑦᓯ. ᓄᓇᑦ, ᐱᓕᕆᔨᐊᖅ, ᑎᑎᕋᐊᖅᓴ ᑲᑎᒪᔨᐊᑦᑕᑦᓴ ᐊᐅᓚᑎᑦᑎᓂᖅᓴᖅ ᑎᑎᕋᐊᖅᓄᑦ ᓄᓇᑦᑐᖅᓴ ᐱᓕᕆᓂᖅ.

ᐃᑲᔪᖅᑐᑦᑕ ᓴᕐᓂᓐ ᐃᓄᐃᖏᑎᒋᔭᐅᑦᑕ ᓄᑕᖅᓯ ᐊᑦᓯᓴᓐᓂᖅᓄᑦ ᐃᑲᔪᖅᑐᑉᓯᐅᓂᖅ ᐃᓕᓴᕐᓂᖅ ᐊᑦᓯᓴᓐᓂᖅᓄᑦ ᐱᓕᕆᓂ ᐊᑦᓯᓴᓐᓂᖅᓄᑦ ᐊᒻᑭᒋᐊᑎᑕᐅᓂᖅᓄᑦ ᐊᑦᓯᓴᓐᓂᖅᓄᑦ ᐃᑲᔪᖅᑐᑦᓯ, ᐃᑲᔪᖅᑐᑉᓯᐅᓂᖅ ᐃᓕᓴᕐᓂᖅ ᐃᓄᐃᖏᑎᒋᔭᐅᑦᑕ ᐊᒻᑭᒋᐊᑎᑕᐅᓂᖅᓄᑦ ᐊᑦᓯᓴᓐᓂᖅᓄᑦ ᐃᑲᔪᖅᑐᑦᓯ. ᐃᓄᐃᖏᑎᒋᔭᐅᑦᑕ ᐃᓕᓴᕐᓂᖅ ᐃᓄᐃᑦ ᐊᑦᓯᓴᓐᓂᖅᓄᑦ ᐊᑦᓯᓴᓐᓂᖅᓄᑦ ᐃᑲᔪᖅᑐᑦᓯ

Western Arctic District

ᐅᐊᓕᓂᕐᒥᖏᑦ
ᐅᑭᐅᖏᑦᑕᖏᑦ ᑐᑐᒥᑦ
ᐊᐱᐊᑐᖏᑦ ᓯᒪᓂᖅᑎᒥᑦ

ᐊᐅᓪᓗᓂᐊᓕᖅᑐᑦ ᐅᓂᖅᑎᓕᕐᓂᖅᑐᑦ

The Housing Corporation was very busy in the Western Arctic District this year.

The Senior Citizens Home Repair program which was introduced in 1983 was well used again in Inuvik, Fort Franklin and Norman Wells. One hundred percent of the five projects started in 1990 were completed.

There was a great response to the Homeownership Assistance Program as usual, with 43 homes delivered for erection by the Homeownership Assistance Program recipients. All but one community participated in the HAP. The Housing Corporation is looking forward to a 100 percent completion by the end of the two year construction period.

The 1989/90 Home Improvement Program has seen 13 recipients for an expenditure per unit from $17,500 to $48,000 totalling some $445,000. The HIP is the most popular program and six communities benefitted: Fort McPherson, Tuktoyaktuk, Fort Norman, Aklavik, Inuvik and Fort Franklin.

Single families and the homeless received 31 units assistance through Capital Projects, which includes such programs as retrofits and public housing. Twenty five of the 31 were complete in 1989/90 and the remaining six were close behind.

In Housing Associations and Authorities, the majority or 39 of the 58 employees are indigenous. The Western Arctic District office employs three indigenous people on staff and one in a training position. Indigenous people are encouraged to join the Housing Corporation in many ways, including through apprentice programs and the in-service training program.

ᐃᓕᓴᕐᕕᐊᓂᖅ ᐊᐅᓚᓕᕐᓂᖅᑐᑦ ᐅᐊᓕᓂᖅ ᑕᕐᓂ ᐅᑭᐅᓴᓕᖅ ᐊᑐᑦᓯᖅ.

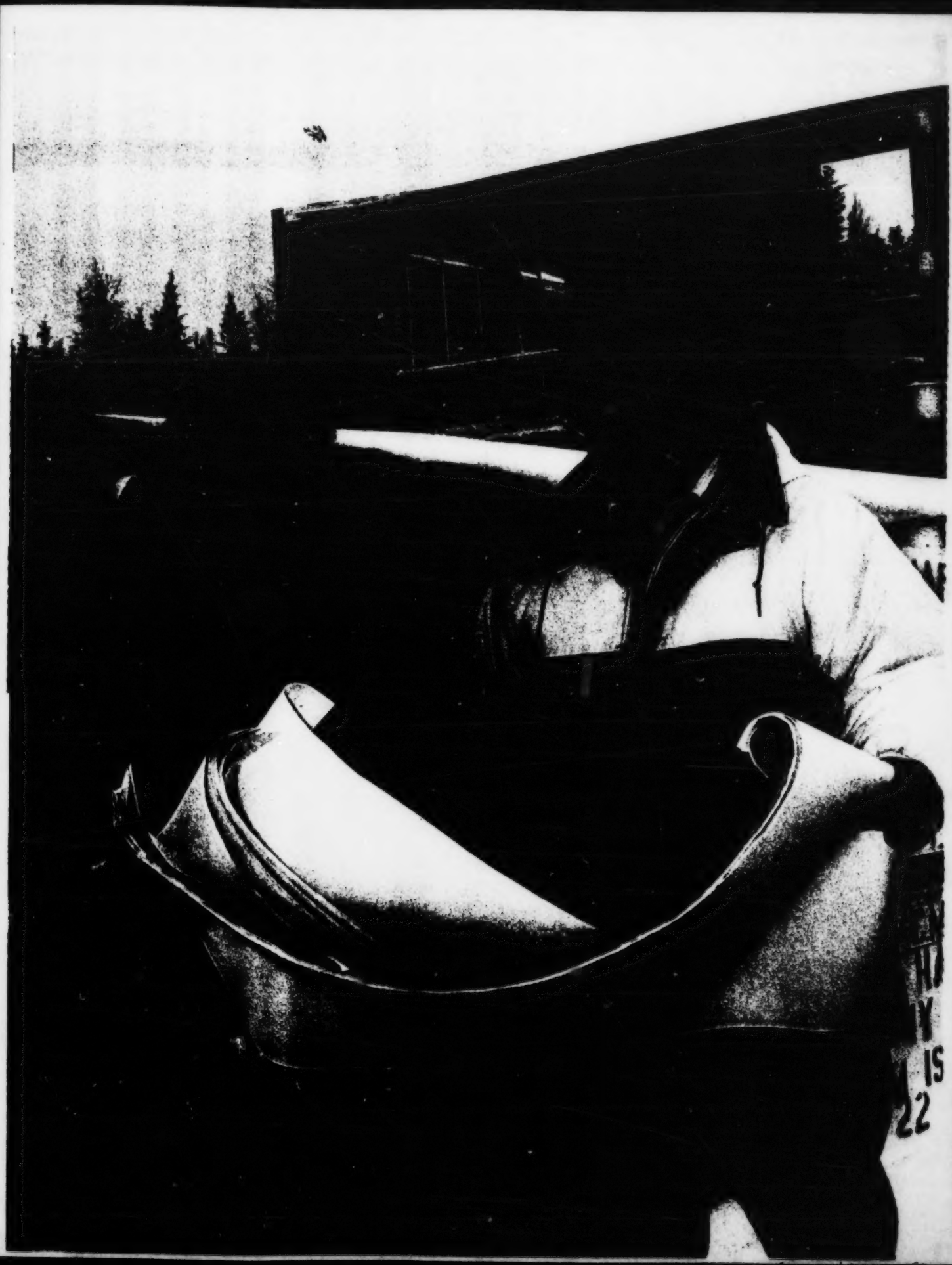
ᐃᓄᐃᑦᑕᐃᓇᖅᑐᑦ ᐊᓯᖏᓐᓂᐊᖅᑐᑦ ᐊᒃᑭᓕᐊᓂᖅᑐᑦ ᑲᑎᒪᓂᖅᑐᑦ ᐊᓯᖏᓐᓂᐊᖅᑐᑦ 1983-ᒥ ᐃᓚᐃᓐᓗ ᐊᐅᑦᑕᐅᓂᐊᓕᐅᓂᐅᓐᖓᓂ, ᐅᐊᑦ ᐅᐸᐃᓪᓕᖅᑐᒥ ᐊᓗ ᓚᐊᓐᓂ ᐃᐅᑦ. 100%-ᓗᓂᑦ ᑕᕆᓕᐅᑎᓪᓗᒍᑦ ᐱᓕᓂᐊᖅᑐᑦ 1990-ᒥ ᐱᐊᓂᕐᓯᑎᑕᐅᓕᐅᑦᑐᑦ.

ᑭᐅᐅᑦᑎᐊᖏᑕᑦᓂᓐ ᐃᓕᒪᓗᐅᑦᑎᐊᑦᑐᓗᓂ ᓇᒃᑕᒥᓂᓐ ᐃᓚᓐᓴᕐᓂᓚᐃᑦ ᓴᓇᐅᓂᖏᑦ ᐃᓕᒪᓗᐅᖅᑎᓇᐅᔪᒪᑕ, 43-ᓗᒍᑦ ᐃᓚᓗᐊᑦ ᓇᒥᓂᓐ ᐃᓚᓗᐊᓕᐊᓂᐅᓕᐊᑦᑐᑦ ᐃᑲᔪᑎᓗᒃ. ᑕᒪᐃᓐᓂ ᓚᓕᑦ ᓇᒥᓂᓐ ᐃᓚᓗᐊᓕᐊᑲᓂᓗᒍ ᐱᓕᓂᐊᓂᓗᒍᓂᐅᓐᖓᓂ ᐱᓕᓂᐊᖏᓐᓂᐊᖅᑐᑦ ᐱᓕᓂᐊᖏᓐᓂᐊᖅᑐᑦ ᐊᑦᑕᐅᓂᐊᓕᐅᑦᑐᑦ ᐊᑦᑕᐅᓂᐊᓕᐅᑦᑐᑦ ᓚᓕᑦ ᐱᓕᓂᐊᖅᑐᑦ ᐊᑦᑕᐅᓂᐊᓕᐅᑦᑐᑦ ᐃᓚᓗᐊᓕᐊᑲᓂᓗᒍᓂᐅᓐᖓᓂ. ᐃᓕᒪᓗᐅᖅᑎᓇᐅᔪᒪᑕ ᑕᐃᓕᖅᓯᒪᓕᖅ ᐃᓚᓗᐊᓕᐊᓂᐅᓕᐊᑦᑐᑦ ᐱᓕᓂᐊᖅᑐᑦ 100%-ᒥᑦ ᐅᐸᐅᑦ ᒪᓐᓇ ᖃᐅᔨᓴᒥᑦ ᐃᓚᓗᐊᓕᐊᑲᓂᓗᒍᓂᐅᓐᖓᓂ.

1989/90-ᒥ ᐃᓚᓗᐊᓕᓚᐅᑦ ᑲᓇᑕᒪᓐᓇᑎᑎᓂᐊᓕᑦᑐᑦ ᐃᑲᔪᑎᓗᒃᑐᓂᖅᑐᑦ 13-ᓚᐅᑦ ᐃᑲᔪᑎᑕᐅᓕᐊᑦᑐᓚᐅᑦ ᐃᓚᓗᐊᓕᐅᑦ $17,500-ᓂᑦ ᐃᑲᔪᑎᑕᐅᔨᓴᖅᑎᓂᖅᑐᑦ ᑎᑭᓐᓚᒍ $48,000 ᑕᒪᐃᓐᓂᑦ ᑲᑎᒪᓂᑦ ᐃᑲᔪᑎᑕᐅᓕᐊᑦᑐᑦ ᐅᓂᓂᖅᑐᑦ $445,000-ᓂᑦ. ᐃᓚᓗᐊᓕᓚᐅᑦ ᑲᑭᓕᕐᓂᐊᓕᑕᐅᓕᐅᑦᑐᑦ ᐱᓪᓗᒥᓴᐅᓕᖅᑐᑦ ᑐᐃᓐᓇᕐᓂᐊᓕᐅᑦᑐᑦ ᓚᓕᑦ ᐱᓕᓂᐊᖅᑐᑦ ᐃᑲᔪᑎᑕᐅᓕᐅᑦᑐᑦ ᐅᔪᓐᓇᖅᑐᑦ: ᐅᐊᑦ ᒪᓐᐃᓐᓂᑦ, ᑐᑐᓐᓂᑦ, ᐅᐊᑦ ᓚᓕᑦ, ᐊᓕᓐᓂᑦ, ᐃᓚᓐᓂ ᐊᑦᑕᐅᓂᐊᓕᐅᑦᑐᑦ ᐅᐊᑦ ᐅᐊᐃᓕᑦ.

ᐃᓚᓐᓴᕐᓂᐊᓕᖅᑐᑦ ᐃᓚᓗᐊᓕᐊᖏᓐᓂᑐᓗ ᐃᓚᓗᐊᓕᐊᑦᑐᓂᖅᑐᑦ ᐃᑲᔪᑎᑕᐅᓕᐅᑦᑐᑦ 31-ᓂᑦ ᑲᑎᑐᓂᖅᑐᑦ ᐃᑲᔪᑎᑕᐅᔨᓴᖅᑎᓂᖅᑐᑦ ᐃᑲᔪᑎᑕᐅᖏᑕᐅᓕᐊᑦᑐᓂᖅᑐᑦ ᑕᒪᐃᓐᓂᑦ ᑕᐃᓚᖅ ᑭᑐᑦᑕᐅᓕᐅᑦᑐᑦ 25-ᓂᓕᕐᓂᑦ 31-ᓂᒥᓪᓗᒍᑦ ᑲᑎᒪᓂᓚᐅᑦᑐᓂᖅᑐᑦ ᐱᐊᓂᕐᓯᑎᑕᐅᓕᐅᑦᑐᑦ 1989/90-ᒥ ᐃᓕᓴᕐᓂ ᑲᑎᑐᓂᖅᑐᑦ ᐱᐊᓂᕐᓯᑎᑕᐅᓕᐊᑦᑐᑦ ᐱᓕᓂᐊᖏᓐᓂᐊᖅᑐᑦᑎᐊᓂᖅᑐᑦ ᑭᓇᐅᔭᓂᖅᑐᑦ.

ᒥᑭᔨᓂᓐ/ᑲᑎᑦᓂᓐᓗ ᐃᓚᓗᐊᓕᐊᑦᑐᓂ, 58-ᓴᓇᓪᓂᒥᑦ ᑕᑦᓂᖏᑦ 39-ᓴᓇᓂᑦ ᖃᑦᓗᓐᓇᕐᓂᐅᓐᖓᓂ. ᐅᐊᓕᓂᑦ ᐊᐱᑐᒍᓕᓂᐊᖅᑐᑦ ᑎᑎᕋᐱᖏᑦ ᑲᑎᑦᓂᖅᑐᑦᑎᐊᖏᑦ ᐱᐊᓂᖅᑐᑦ ᐃᑲᔪᑎᓗᒃᑐᓂᖅᑐᑦ ᓴᓇᐃᖏᑦᑐᑦ ᐊᑦᑕᐅᓂᐊᓕᐅᑦᑐᑦ ᐃᓕᓴᕐᓂᐊᓕᐅᑦᑐᑦ ᐃᑲᔪᑎᑕᐅᓕᐅᑦᑐᑦ ᐃᓚᓗᐊᓕᐊᑦᑐᓂᖅᑐᑦ ᐃᖃᓗᐊᓕᐅᑦᑐᑦ ᐃᓚᓗᐊᓕᐊᑦᑐᓂᖅ



In the North Slave District the corporation began a major effort in 1989/1990 to complete Home Assistance Program (HAP) houses. Twenty four units from previous years had not been completed by clients. An extensive repair program was also carried out in Snare Lakes, Lac La Martre and Rae Lake. Through this work, the corporation was able to provide casual employment for many local people.

The corporation carried out the following capital projects in the district.

	$	Projects
HAP	$1,366,000	17
HIP	200,000	7
SCHRP	110,000	14
ERP	80,000	21
M & I	344,000	5

The corporation upgraded 14 homes owned by seniors in the district. The work was funded by the Senior Citizen Home Repair Program.

The corporation has introduced a Maintenance Management Program for the authorities. Over time, this system will help the authorities to carry out their maintenance work in a more efficient, effective and economical manner.

The district opened a sub-office in Fort Rae to improve our delivery of housing by bringing personnel closer to the community. In the long term this should provide employment and training opportunities for the community.

ᓄᐊᑦ ᓯᓚᓄ ᐊᐃᑎᑐᕆᓚᓐᓇᓗᓂ ᐊᐅᑦᓴᕆᓂᐊᑦ ᐱᐊᓂᓕᕆᓚᕆᓚᓐᓂᑦ ᓇᒥᓂ ᐃᓗᓐᑎᑦᓯᓂᑐᓂᓗ ᐃᑲᓴᕐᑎᑎᓄᑦ ᐱᓕᕐᓂᐊᓗᓂᑦ. 24-ᓴᓐᓂᑦ ᐃᓗᑎᑦᓂᐊᑦ ᓇᒥᓂ ᐃᓗᓐᑎᑦᓯᓚᓐᓂᐊᑐᑦ ᐱᐊᓂᑦᑕᐅᓕᒃᑐᒃᓪᓚᑦ ᓇᒥᓂᑦᑕᓂᓕᕆᐅᑦᑐᓂᑦ. ᓄᑦᓴᕐᑎᓂᓂᒍᑦ ᐱᓕᓇᐊᓕᐊᑦ ᐊᑎᕆᓚᕐᓇᐅᑦ ᐱᓕᓇᐊᓚᐅᑦᑐᑦ ᓯᓂᐊ ᓂᕐᑎ, ᓚᓪᓚᒍᑎᑦ ᐊᓕᒪ ᓇ ᓂᕐᑎ. ᑕᓐᐊᐊ ᐱᓕᓇᐊᓕᐊᓄᑦ ᐊᐅᑦᓴᕆᓂᐊᑦ ᓴᓇᓚᐅᐱᓚᓪᓂᐊᓂᓗᑦ ᓴᓇᑎᓕᓚᐅᐱᓚᓪᓂᐊᓂᓗᑦ.

ᐊᐅᑦᓴᕆᓂᐊᑦ ᐅᑯᓂᖏᑦ ᐱᓕᓇᐊᖅᓚᐅᑦᑐᑦ ᐊᐃᑦᑐᕆᓚᐅᐅᑎᒃ.

	$	ᐱᓕᓇᐊᑦ
HAP	$1,366,000	17
HIP	200,000	7
SCHRP	110,000	14
ERP	80,000	21
M & I	344,000	5

ᐃᓚᓂᓇᓴᓚᐊᐅᑦ ᓄᑕᓂᖅᓯᓚᐅᑦᑐᑦ 14-ᓂᓗ ᐃᓚᓂᓚᐊᓂᓗ ᓇᒥᓂᓇᐅᐅᓚᓂᓗ ᐃᓇᓴᖏᓂᓄᑦ ᑕᓐᑎᒍᓇ ᐃᓇᓴᖏᐃᑦ ᐃᓚᓂᓚᐊᐅᖅᓂᓄᑦ ᓄᑕᓂᖅᓯᓂᑎᓂᓗ ᓴᑎᓂ ᓄᑕᓂᖅᓯᓚᐅᑦᑐᑦ.

ᐃᓚᓂᓇᓴᓚᐊᐅᑦ ᓴᖅᑭᑎᒃᓚᐅᑦᑐᑦ ᐊᐅᖅᐅᒪᓂᓕᒃ ᐊᐅᓚᑎᓂᓂᒃᓴᒃ ᓄᓇᓕᓂᓄ ᐃᓚᓂᓇᓴᓚᐊᐅᑦᑐᓂᑦ. ᖃᐃᖅᓱᖏᓂᓚᐅᑦ ᐱᓕᓇᐊᖅᓯᓄᑦ ᐊᐅᖅᐅᒪᓂᓕᒃᓴᐅᓂᓗ ᐃᓚᓂᓇᓴᓚᐊᐅᑦᑐᓂᑦ ᐊᐅᖅᐅᒪᓂᓕᒃᓴᐅᓂᓗ ᐊᓪᓚᒍᑎᑦ ᐱᓕᓇᐊᖅᓯᓄᑦ ᓇᒥᓂᑦᑕᓂᓕᕆᐅᑦᑐᓂᑦ ᐱᓕᓇᐊᖅᓯᓚᐅᑦᑐᓂᑦ ᐊᐅᖅᐅᒪᓂᓕᒃᓴᐅᓂᓗ ᐱᓕᓇᐊᖅᓯᓚᐅᑦᑐᓂᑦ ᐊᐅᖅᐅᒪᓂᓕᒃᓴᐅᓂᓗ ᐱᓕᓇᐊᖅᓯᓚᐅᑦᑐᓂᑦ ᐊᐅᖅᐅᒪᓂᓕᒃᓴᐅᓂᓗ.

ᐊᐃᑦᓴᕆᓂᐊᓚᐅᑦᑎ ᐱᓕᓇᐊᖅᓯᓄᑦ ᐅᓄᐃᓚᓂᐅᑦᑐᑦ ᑎᑎᕋᐃᒪᓐᓇᖅᑐᓂᑦ ᐅᓄᑦ ᓇᒥ ᑎᑎᕋᐃᓚᐅᑦᑐᓂᑦ ᐊᐅᖅᐅᒪᓂᓕᒃᓴᐅᓂᓗ ᐊᓪᓚᒍᑎᑦᓂᓚᓐᓇᖅᑐᓂᑦ ᐱᓕᓇᐊᖅᓯᓄᑦ ᐊᐅᖅᐅᒪᓂᓕᒃᓴᐅᓂᓗ ᐱᓕᓇᐊᖅᓯᓚᐅᑦᑐᓂᑦ ᐱᓕᓇᐊᖅᓯᓚᐅᑦᑐᓂᑦ ᐊᐅᖅᐅᒪᓂᓕᒃᓴᐅᓂᓗ

South Slave District

ᓴᐅᑦ ᓂᓪᓕ
ᐊᑲᐃᔭᖏᓂᖅ
ᐊᐅᓪᓚᑎᓂᒃᓴᑦ ᐅᓂᖅᑕᐅᔪᓐ

Over the fiscal year 1989/90 the South Slave District was heavily involved in the delivery of all programs offered by the NWT Housing Corporation and the Residential Rehabilitation Assistance Program directly from CMHC.

The district delivered in excess of $3.3 million in the Homeownership Assistance Program, $4.48 million in new construction of Public Housing and Northern Rental Replacement Program. Also, $370,000 in Special Project funds was expended to help the homeless, and near homeless in the district.

A total of $1,095,000 was allocated in home repairs in the district with $919,000 coming directly from the NWT Housing Corporation in the Home Improvement Repair Program, Senior Citizens Home Repair and Emergency Repair Program. An additional $176,000 was delivered by CMHC in RRAP with the assistance of the district office.

The housing associations/authorities continue to play a major role in the delivery of rental programs and some homeownership programs. The housing associations/authorities expended $3.9 million in regular rental operations, along with $454,000 in modernization and improvement of these rental assets.

The district operations employ 14 full-time staff with five of them being indigenous to the Northwest Territories. Sixty two percent of the 34 Housing Association employees are northern natives.

There is also a tremendous economic spin-off effect from the expenditure of $13.6 million in the housing field throughout the South Slave district.

ᐅᑭᐅᓚᐅᑎᑦᑐᑦ ᓴᐅᑦ ᓂᓪᓕᖅ ᐃᓕᐅᓂᖏᓚᓪᓕᐅᑎᑦ ᐱᓚᓐᐊᖏᓂᖅ ᐊᑐᐃᓐᓇᕐᓂᖅ ᐃᓐᓇᐸᓐᓂᕐᓂᓪᓗᑎᑦ ᓂᓪᓕᐊᑦ ᐃᓐᓇᓕᓴᕐᓂᐊᕐᓂᖅᓴᑦ ᐅᓪᓗ ᐊᑎᓕᓴᐅᓂᖅ ᓄᑕᖅᑐᓂᖅᓴᑦ ᐃᑲᔪᕐᓂᐊᕐᓂᖅ ᐱᓚᓐᐊᖏᓂᖅ ᐃᓕᐅᓂᖏᓚᓪᓕᐅᑎᑦ ᑲᓇᑕᑦ ᐃᓐᓇᓕᓴᕐᓂᐊᕐᓂᖅᓴᑦ ᐱᓚᓐᓇᕐᓂᓪᓚᖅ.

ᐊᐃᑎᑐᖓᓚᐅᑕᐅᓪᓗ ᓇᓗᓂᓄ ᐃᓐᓇᓴᐊᑎᑐᑎᑦ ᐃᑲᔪᓐᓇᑎᑦ ᑲᑎᒪᔨᑦ $3.3 ᒥᓂᔅᓴᒪᔨᑦ, $4,48 ᒥᓂᔅᓴᒪᔨᓂᑎᑦ ᐃᓐᓇᓴᐊᑎᑕᐅᓚᑎᑦ ᓄᑕᑦ ᑭᑐᐃᓄᖅᓴᐃᓂᖅ ᐃᓐᓇᐅᑎᓴᓂᓄᓂᖅ ᐊᑐᐃᑎᑦ ᐅᑭᐅᑎᑦᑐᑦ ᐊᑐᑎᐊᑕᐅᖃᖅᑎᑦᑕᑐᖃᐃᓄᑦ ᐃᓇᓱᑕᐅᓕᖅᓂᑦᓂᐊᓂᖅ ᓄᑕᑦ ᐱᓚᓐᐊᖏᓂᖅ. ᐊᓪᓚᓗ $370,000 ᐱᓚᓐᐊᖏᓚᕐᓂᐅ ᐱᓚᓐᐊᖏᓂᖅ ᐅᓄᓐᖃᖅᑐᐅᑎᑦ ᐃᓐᓇᓴᐊᑎᑕᐅᓚᑎᑦ, ᐊᓪᓚᓗ ᐃᓐᓇᓴᐊᑎᑕᐅᓂᖅᓴᑦ ᐃᖃᓴᒪᓂᖅᑎᑦ.

ᖃᓄᐃᓐ $1,095,000 ᑐᓄᐅᖃᑕᐅᓕᐅᑎᑦᓴ ᐊᑎᓕᓴᐅᓂᖅᓴᑦ ᐊᑎᓯᐊᓂᕐᓂᕆᓕᕐᑕᐅᓂᑕᑦ ᐊᐃᑎᑐᖓᓚᐅᑕᐅᓪᓗ $919,000 ᓄᑕᖅᑐᑦ ᐃᓐᓇᓴᐊᑎᑕᐅᓂᖅᓴᓂᒃᑯᓂᑦ ᐊᑐᑎᑕᐅᓕᖅᓂᑦ ᐊᑎᓯᐊᑕᑕᐅᓂᑕᑦ ᐊᐃᑎᑐᖓᓚᐅᑕᐅᓪᓗ ᐊᑎᓯᐊᑕᑕᐅᓂᑕᑦ ᓂᒥᓂᔅᓴᒪᔨᑦ ᐃᓐᓇᐅᑎᓴᓂᓄᓂᖅᓴᑦ ᐊᑐᑎᑕᐅᓕᖅᓂᑦ ᐅᓪᓗ ᐃᓐᓇᓴᐊᑎᑕᐅᓂᖅᓴᑦ ᐊᑎᓯᐊᑕᑕᐅᓂᑕ

Kitikmeot District

ᕿᑎᖅᑎᒥᑦ ᑎᒥᐅᑦ

ᐊᐅᓚᑐᖅᓯᒪᔪᑦ ᐅᓂᖏᑦᑕᐅᔪᖅ

Two interesting training initiatives were undertaken in the Kitikmeot in 1989/90. A drywall training course was held in Cambridge Bay and a carpentry training course in Spence Bay. Both courses were jointly sponsored by Arctic College and the NWT Housing Corporation.

The drywall training course was held in Cambridge Bay from May until August of 1989. Arctic College held classroom instruction as well as on the job training. The Housing Corporation provided materials and units to be drywalled. The course was a huge success with all participants graduating. Two of these persons now have full-time jobs using their acquired skills and the others have been able to maintain seasonal employment with contractors.

A carpentry course was held in Spence Bay September 1989 to January of 1990. Classroom and practical experience were again combined. The participants were provided some labour funding from the Housing Corporation and gained practical experience working on two HAP units being constructed.

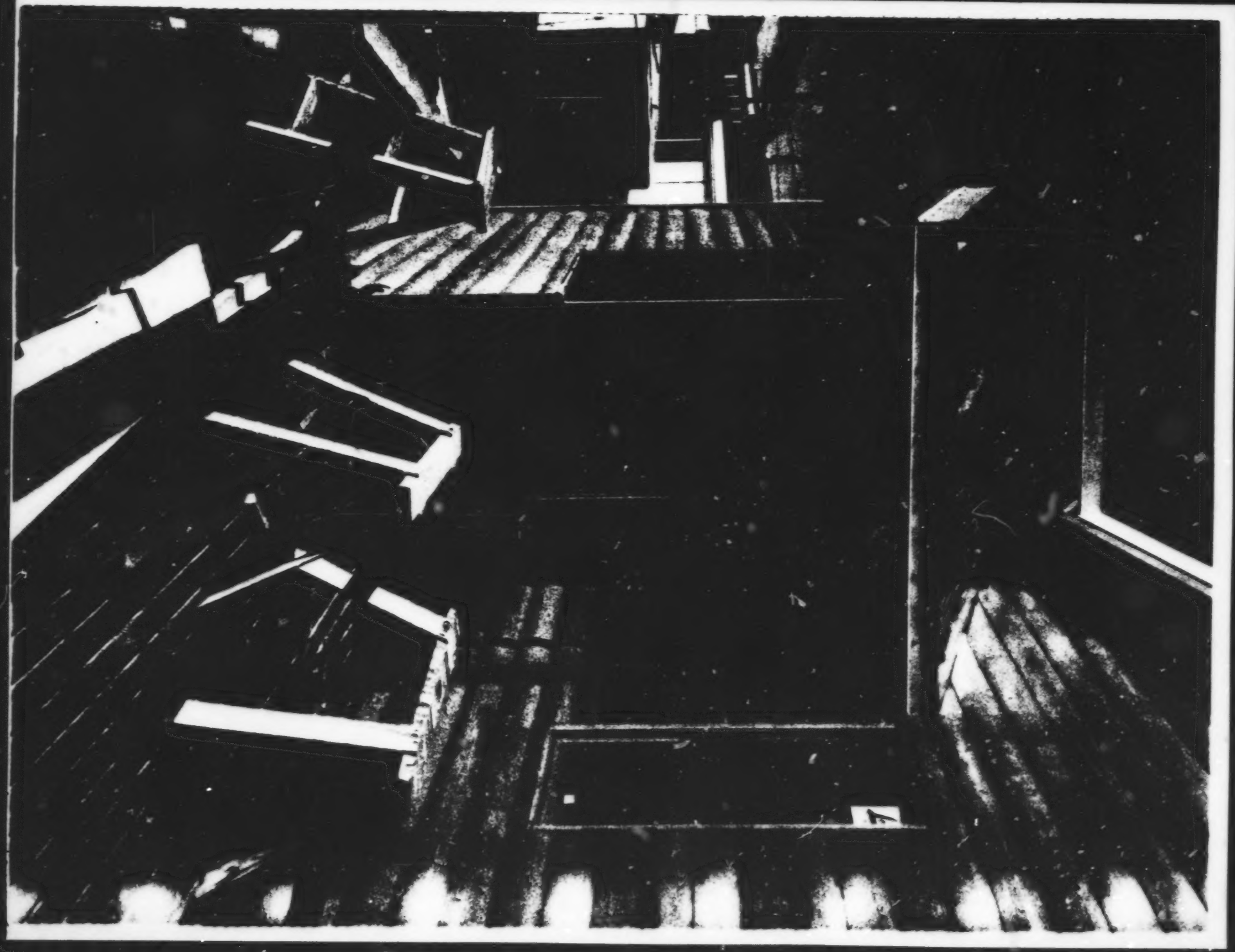
The HAP Program continued to be a very popular program throughout the region with 16 units being delivered. All communities of the region are now participating.

The Housing Corporation and its Housing Associations continued to be one of the largest affirmative action employers in the region. Ninety six percent (96%) of housing association personnel were native northerners as well as fifty five percent (55%) of the district office staff being hired under affirmative action.

Training continued to be stressed in 1989/90. Various workshops were carried out during the year. A workshop for chairpersons of housing association boards was carried out in conjunction with the Kitikmeot Housing Federation meeting in November. Budgeting workshops were held for the managers of associations and a purchasing workshop was held for maintenance foremen of associations.

ᒪᑉᐳ ᐃᓕᓴᕐᓂᕐᓯᕐᕕᒃᑐᑦ ᑭᑎᕐᑕᐅᓂ ᐱᓕᕆ-ᐊᓚᒍᑦᑐᑦ 1989/90-ᒥ. ᐃᓐᓇᖅᑎᑦ ᓴᓂᖏᓐᓂ ᐃᓕᐅᕐᖏᐃᑦᓂᓵᓱᒃᑐᑦ ᐱᓕᕆᔨᖏᑕᐅᓂᖅ ᐃᓕᓴᕐᓂᕐᓯᓚᓗ ᐃᖏᓐᑐᕐᑎᐊᒥ ᑲᒪᒃ ᑭᖑᓂᓕᕐᓗᑦ ᐃᓕᓴᕐᓂᕐᓯᕐᕕᖏᓕᐅᑦᑐᑦ ᑕᓚᖅᑕᒥ. ᑕᒪᐃᓐᓂᑦ ᐃᓕᓴᕐᓂᕐᓯᕐᕕᒃᑐᑦ ᐱᓇᐅᔭᖏᑎᐅᑦᑐᑦ ᐅᑭᐅᖅᑕᕐᓂᖅ ᐃᓕᓴᕐᓂᕐᓯᓚᓗ ᐃᖏᓐᑐᕐᑎᐊᒥ ᒪᐃᑦ ᐃᓕᓴᕐᓂᕐᓯᕐᕕᒃᑐᑦ ᓇᓇᕐᑎᓐᓄᑦ.

ᐃᓐᓇᖅᑎᑦ ᓴᓂᖏᓐᓂ ᓀᐱᖅᓯᔪᓄᑕᖅᓯᓐᓂᒃ ᐱᓕᕆᔨᒪᓂᑦ ᐃᓕᓴᕐᓂᕐᓯᕐᕕᒃᑐᑦ ᐃᓕᓴᕐᓂᕐᓯᕐᕕᖏᓕᐅᑦᑐᑦ ᐃᖏᓐᑐᕐᑎᐊᒥ ᒪᐃᒋᑦ ᑭᖑᓂᓕᕐᓗᑦ. ᑭᑭᑎᑦᑐᖅ ᐃᓕᓴᕐᓂᕐᓯᕐᕕᒃᑐᑦ ᐃᓕᓴᕐᓂᕐᓯᕐᕕᖏᓕᐅᑦᑐᑦ. ᑕᒪᐃᓐᓂᑦ ᐃᓕᓴᕐᓂᕐᓯᕐᕕᒃᑐᑦ ᐃᓕᓴᕐᓂᕐᓯᕐᕕᖏᓕᐅᑦᑐᑦ ᐃᓕᓴᕐᓂᕐᓯᕐᕕᒃᑐᑦ ᐃᓕᓴᕐᓂᕐᓯᕐᕕᖏᓕᐅᑦᑐᑦ ᐃᖏᓐᑐᕐᑎᐊᒥ ᒪᐃᒋ



MANAGEMENT REPORT

Keewatin District

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The Keewatin district has completed another successful year of delivering social housing programs in the region. This year we saw the opening of the first senior citizen's facility for the Keewatin. The five unit facility was officially opened in April 1990 by the Federal Minister of State, the Honourable Alan Redway. Also a total of 18 HAP units and 28 Public Housing Units were delivered, plus an additional 18 Northern Rental Replacement Units. In Arviat, Whale Cove and Rankin Inlet, construction took place off the barge.

Included in the total of 64 housing units delivered, were 42 one or two bedroom units. This has assisted greatly in relieving the housing demands of singles and small families within the region. Most of the 18 HAP units were allocated to medium sized families.

Several home improvement program projects were completed or initiated during 1989/90. As the awareness and desire for homeownership grows, the HIP Program will become more and more popular as a viable option to the HAP Program.

Presently the district office is staffed with 11 positions, three of which are filled by native northerners. The district office has an approved district comptroller trainee plan that requires a vacated position prior to staffing. A district manager trainee plan is also in the development stage. Of the 67 employees of the Housing Association in the Keewatin, 62 are native northerners.

The Keewatin district is dedicated to the concept of community development especially where skill levels require upgrading and development. A special demonstration project has been initiated in Coral Harbour with a small contracting firm. Construction will start as weather permits in the summer of 1990. For the upcoming year, an emphasis is being placed on training and development for housing association staff and boards and in other housing related areas.

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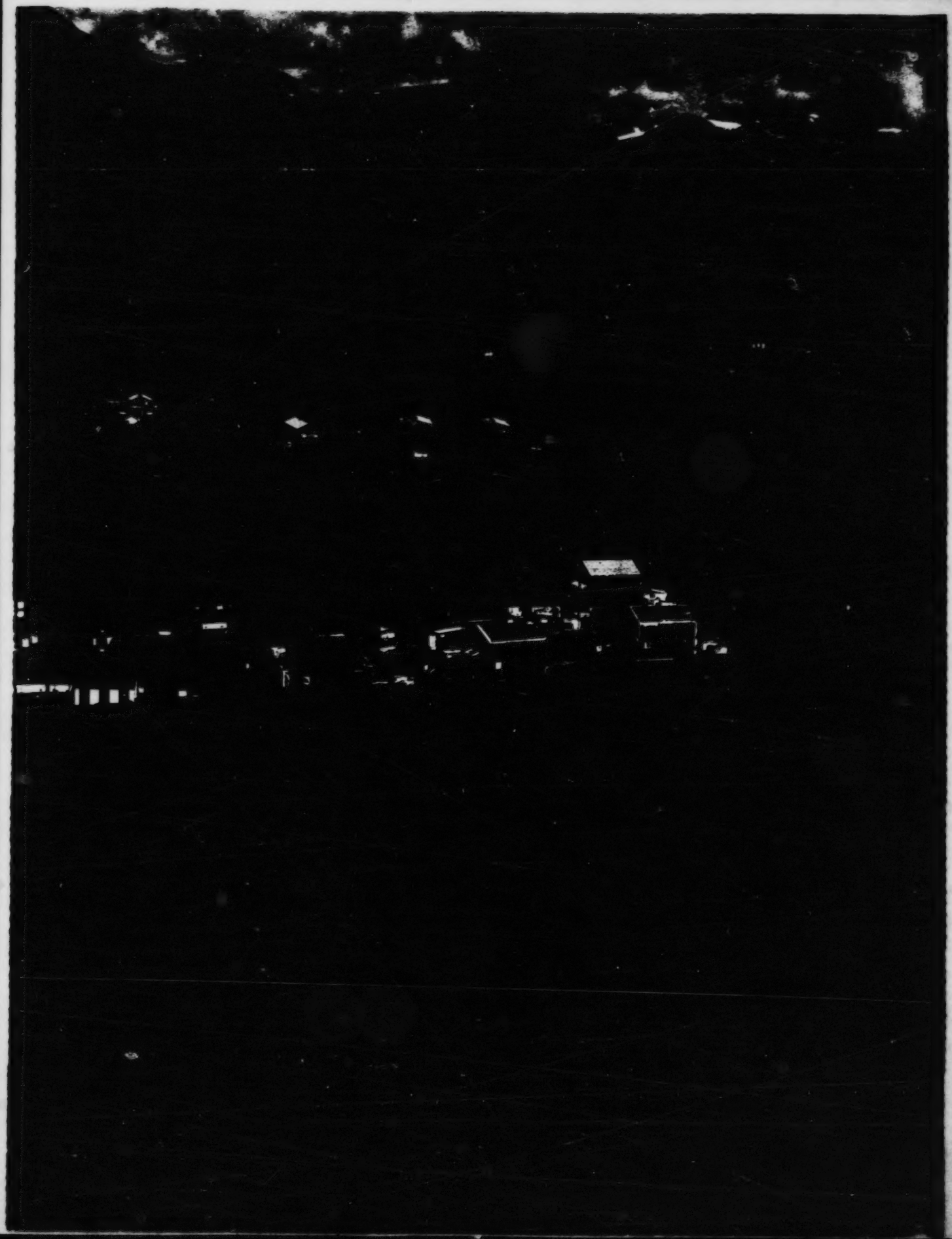

MANAGEMENT REPORT

Baffin District

ᕿᑭᖅᖃᓪᓗᓂ
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ᐊᐅᓚᕋᓂᓂᒍᑦ ᐅᓂᖏᖅᑕᐅᓕᖅ

In the past year Baffin District has experienced some modest achievements and some serious challenges. In addition, there are several initiatives currently under way that will come to fruition in the next couple of years. It is, as always, an exciting time.

Baffin is just beginning the shift in emphasis from housing for families to housing for those with more specialized needs. Not surprisingly, Iqaluit is in the forefront here. Elders' housing needs are being addressed with a 20 unit complex designed by the corporation with on-going input from an elders' advisory group.

New construction this year is almost exclusively one and two bedroom units targetted for singles, those people in the early stages of family formation, and smaller families. Iqaluit has the most housing for single people, but increasingly there are one bedroom units being built in the smaller settlements.

Homelessness is a worldwide issue, but nowhere is living without a roof over one's head so desperate as in the Arctic. Junior high school students focussed on this issue by organizing a conference on homelessness in Iqaluit. The District Manager attended and explained what the corporation is doing to address the housing problems through all its housing programs.

The Iqaluit Inter-agency Committee, of which the District Manager is a member, is deeply concerned about homelessness and is developing proposals to address the problem. For the short run, the corporation has offered the committee a five bedroom Weber unit in Apex, currently undergoing Retrofit. Options for the longer term include seeking GNWT funding to renovate an obsolete Butler building to accommodate 21 persons per night, or building a new facility under the CMHC Non-profit Housing Program. The corporation is assisting the committee with the proposals.

Homeownership programs are still popular and, with the exception of HAP, Iqaluit takes the lead here also. The Iqaluit Housing Authority has sold all but a couple of their Northern Territorial Rentals and sales are strong in Pangnirtung. Interim finance and HIP were confined to Iqaluit this year.

A continuing challenge in the district is the management of the associations. District office is insisting on greater accountabilty both from boards of directors and their staffs. Monitoring systems are being put into place which

ᐊᑦᓴᐅᓪᓚᐅᑎᑐᑦ ᐱᐱᒋᓪᑦ ᐊᐃᑎᑐᓴᓪᓚᖅ ᑕᓪ-ᓯᒪᓐᓂᖅ ᐱᓕᕆᓂᖅᑐᑦ ᐊᓂᓐᑕᐅᓕᖅᑐᑦ ᐊᓯᒪ ᐊᓯᐊᓂᔪᓯᒪᓕᕆᓂᖅᑐᑦ ᑕᓂᓯᓚᖅ. ᒪᓐᓇ ᐊᑕᐅᓂᐅᓴᖅᑎᑦ ᐱᓪᓗᐊᓂᖅᑐᑦ ᑲᓇᑕᐃᓐᓇᖅᑐᓂᓚᐅᑦ ᑕᐱᒪᐅᔾᔨᖅ ᐅᑭᐅᓂᖅᑐᑦ ᐊᑐᓄᓇᓕᖅᑐᑦ ᑲᑎᒪᔨᓐᓇᖅᑐᑦ ᑕᐱᒪᓕᕆᓂᖅᑐᑦ. ᑕᐃᒪᓐᓇᐃᖅᓯᓐᓇᕐᓗᒍ ᐱᐱᒋᓪᑦ ᓂᓕ ᐅᐱᓐᓇᐃᓐᓇᐅᔪᓐᓇᖅᑐᑦ ᐃᓕᓴᕐᕕᖅ.

ᐱᐱᒋᓪᓗᒍ ᐱᓂᓚᖅᑎᑦᓯᓕᖅᓂᐅᔪᓐᓇᖅᑐᑦ ᓴᓐᓯᑎᓂᓪᓗᒍ ᐊᑦᑕᐅᓯᓚᖅᑎᑦᓂᐅᑦ ᐃᓕᓐᓂᑦ ᐃᓐᓂᕐᓴᐅᓂᖅ. ᐅᐱᓐᓇᕐᓂᐅ ᐃᖅᑲᓇᐃᓐᓇᖅᑐᑦ 28-ᓂᐅᑦ ᐃᓐᓂᖅᑎᑦᓂᐅ ᑎᑎᕋᐅᓴᑦᓯᓕᖅᑐᑦ ᐃᓐᓂᓚᐅᓴᕐᓯᓚᖅᑐᑦ ᐃᓕᓐᓂᑎᓪᓗᑦ ᐃᓐᓇᑐᓂᓪᓗᒍ ᐅᖃᐅᓯᖅᑐᑦ ᐃᓕᑎᑎᑕᐅᑎᓪᓗᒍ ᐅᖃᐅᓯᖅᑐᑦ ᑕᒪᓐᓇᖅ ᐊᑐᓄᓇᓕᖅᑐᑦ ᐃᓐᓂᕐᓴᐅᓂᖅᑐᑦ.

ᓄᑦ ᐃᓐᓂᕐᓴᓕᖅᓯᓚᖅᑐᑦ ᒪᓐᓇ ᐅᐱᒋᓐᓂᖅ ᐊᑕᐅᓯᑦ ᒪᑭᐅᓐᓂᓗ ᐃᓐᓂᕐᓴᐅᓂᖅᓯᐃᓐᓇᐅᑦᑐᓂᖅ ᐃᓄᐃᓚᓄᑦ ᐊᑦᑕᐅᑦᓂᖅᑐᑦ, ᑕᒪᓐᓇᓄᓗᒍ ᓄᑦᑎᓐᓄᐅᑦᓂᓄᑦ ᐃᓐᓂᕐᓴᐅᓂᖅᑐᑦ ᑯᓚ ᐃᓄᐃᓐᓂᐅᓄᑦ ᓄᑦᕋᓂᓄᑦ ᐃᓐᓂᕐᓴᐅᓂᖅᑐᑦ. ᐃᖅᓗᐃᑦ ᐃᓐᓂᕐᓴᐅᖅᑕᓂᔪᑎᑐᖅ ᐃᓄᐃᑦᑐᓂᓚᐅᑦ ᑭᓱᓂ ᐊᑦᑕᐅᑦᓂᖅ ᒥᑭᓐᓂᖅ ᓄᑦᕋᓂᓄᑦ ᐃᓐᓂᕐᓴᐅᓂᖅᑐᑦ. ᐃᓕᓴᕐᓂᐅᑦᓂᖅᑐᑦ ᐊᑦᑕᐅᓯᑦ ᐊᑦᑕᐅᓯᑦ ᐊᑦᑕᐅᓯᑦ ᐃᓐᓂᕐᓴᐅᓂᖅᑐᑦ ᐃᓐᓂᓚᐅᓴᕐᓯᓚᖅᑐᑦ. ᐃᓕᓴᕐᓂᐅᑦᓂᖅᑐᑦ ᑕᒪᓐᓇᖅᑐᑦ ᑕᒪᓐᓇᖅᑐᑦ ᐃᓐᓂᕐᓴᐅᓂ

Low tide. Jake Heron

ᑎᓂᐢᓂᓐ. ᔨᑦ ᐊᐃᑦᑦ

will enable district office staff to identify areas of weakness. On-the-job training can then be undertaken by corporation staff. At the same time we will encourage local agency staff to take courses by correspondence or at Arctic College.

Problems this past year resulted from the failure of two smaller contractors, one doing Retrofits, and the other doing the HAP electrical installation and some public housing construction. In the case of the Retrofits, local people were able to complete the projects. Valuable lessons were learned from the HAP electrical problem and the tender for next year will be split into four components, each of which will cover a smaller territory. This should enable smaller, local contractors (without a large capital base) to bid on the contract to undertake a portion of the work.

One bright spot in the district has been the Pangnirtung "demonstration project". In this instance all public housing construction, a total of 14 units, is being built using local labour, with the exception of the foreman and some of the specialized trades (electrical and mechanical). The quality of the workmanship is very high and the project is on target. A local advisory committee meets once a month with corporation staff to discuss any concerns and to monitor progress. It is hoped that this project will demonstrate to future contractors undertaking public housing projects that experienced local labour is readily available in the community. The community of Cape Dorset is monitoring the Pangnirtung project with interest, and hopes that it can undertake something similar next year.

The associations/authority in the district are staffed largely by local people, both in administration and maintenance. Eight out of 13 housing managers are Inuit, and ten of the total are women. All tenant relations officers are Inuit as are the rest of the administrative staff. Maintenance staff are largely local hires, with the exception of some of the specialized trades, such as carpenters and plumbers, many of whom are also association foremen. Only four foremen are Inuit.

The severe staff shortage in district office during the past year hampered our best efforts to provide the support and training needed to the associations/ authority. We look forward to the coming year, reinvigorated by new people on our staff.

ᐃᓱᒪᓕᕐᓂᖅ ᖃᓄᐃᓕᓐᓂᖅ ᐱᓕᕆᔨᒃᑯᑦ ᐅᑉᐊᐅᑕᑦ ᓄᓇᕗᒻᒥᐅᑕᑦ ᐅᑉᐊᐅᑕᑦᑐᖅᑐᑦ ᐊᑐᖅᑐᓕ ᐃᓱᒪᓕᕐᓂᖅ ᑲᑎᒪᔨᑦᑐᖅᑐᑦ ᐅᑉᐊᐅᑕᑦᑐᖅᑐᑦᑎᐊᑦ. ᐊᑐᖅᑐᑦᑕᐅᓪᓚᑦᓴᖅᑎᑕᐅᓪᓗ ᑲᒪᒋ ᑲᑎᒪᔨᓄᑦ ᐃᑲᔪᑕᐅᓪᓗ ᐊᑐᖅᑐᑦᑕᐅᓪᓗᑎᑦ ᐃᖃᓗᓐᓂᑲᓐᓂᖅ ᑕᑯᓂᓐ ᐅᑭᐅᓯᐊᓕ.

ᐊᓯᔾᔨᑕᐅᕙᓪᓕᐊᓂᓐ ᐱᓕᓐᓄᐊᕐᓇᖅᑐᑦ ᓚᐅᑎᑦᓯᓂᖅ ᐃᓕᓴᐅᓂᖅ ᐊᐅᓚᑦᑎᓐᓂᖅ ᐃᓚᖓᑕᐅᓪᓗᒥ ᐃᓕᓴᐅᔪᖅᑐᑦ. ᐊᐃᑉᑐᕐᓯᒪᓂᕐᒥᐅᑦ ᑲᑎᒪᔨᓄᑦ ᐃᓚᖓᑕᐅᓪᓗᒥ ᐃᓕᓴᐅᔪᖅᑐᑦ ᐊᐃᑉᑐᕐᓯᒪᓂᕐᒥᐅᑦ ᖃᐅᔨᓴᖅᑎᑦᓯᓂᖅ ᐱᓕᕆᔨᒃᑯᑦ ᐊᑐᖅᑐᑦᑕᐅᓪᓚᑦᓴᖅᑎᑕᐅᓪᓗᑎᑦ ᐃᓚᖓᑕᐅᓪᓗᒥ ᐃᓕᓴᐅᔪᖅᑐᑦ ᐊᐃᑉᑐᕐᓯᒪᓂᕐᒥᐅᑦ ᐃᓚᖓᑕᐅᓪᓗᒥ ᐃᓕᓴᐅᔪᖅᑐᑦ. ᐃᓚᖓᑕᐅᓪᓗᒥ ᐃᓕᓴᐅᔪᖅᑐᑦ ᐊᐃᑉᑐᕐᓯᒪᓂᕐᒥᐅᑦ ᐃᓚᖓᑕᐅᓪᓗᒥ ᐃᓕᓴᐅᔪᖅᑐᑦ.

ᐱᓕᕆᔨᒃᑯᑦ ᑕᑯᓂᓐ ᐃᓚᖓᑕᐅᓪᓗᒥ ᐃᓕᓴᐅᔪᖅᑐᑦ ᐊᐃᑉᑐᕐᓯᒪᓂᕐᒥᐅᑦ

Auditor's Report

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To the Executive Member Responsible for the
Northwest Territories Housing Corporation

I have examined the balance sheet of the Northwest Territories Housing Corporation as at March 31, 1990 and the statements of operations, equity and changes in financial position for the year then ended. My examination was made in accordance with generally accepted auditing standards, and accordingly included such tests and other procedures as I considered necessary in the circumstances.

In my opinion, these financial statements present fairly the financial position of the Corporation as at March 31, 1990 and the results of its operations and the changes in its financial position for the year then ended in accordance with generally accepted accounting principles applied on a basis consistent with that of the preceding year.

I further report that, in my opinion, proper books of account have been kept by the Corporation, the financial statements are in agreement therewith and the transactions of the Corporation that have come to my notice have, in all significant respects, been in accordance with the Financial Administration Act, Northwest Territories Housing Corporation Act and by-laws of the Corporation.

Raymond Dubois, F.C.A.
Deputy Auditor General
for the Auditor General of Canada

Ottawa, Canada
June 30, 1990

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ᓄᓇᕗᑦ ᐃᓕᓴᕐᕕᐊᓂᖅᓂᓕ

ᓄᓇᕗᑦ ᐃᓕᓴᕐᕕᐊᓂᖅᓂᑦ ᐱᓇᔭᕐᓂᖅᓂᑦ ᖃᐅᔨᓕᕐᕕᐊᓕᖅ ᑭᓚᖃᑎᒋᑦ ᒪᑎᓂᒃ 31, 1990-ᒥᑦ ᐊᐅᓚᑦᕕᐊᓕᖅᓴᖅ, ᐱᖓᓱᓕᐅᕕᖅ ᐊᓯᐊᓂᑕᐅᕕᑦ ᐱᓇᔭᓄ ᐅᑭᐅᑦ ᓄᓐᓗᐊᓄᑦ ᑎᑭᓗᓂᑦ ᖃᐅᔨᓕᕐᕕᐊᓕᖅ. ᖃᐅᔨᓕᕐᕕᖅ ᐱᓕᓀᐊᓕᓗᑦ ᐊᑐᓕᐅᓕᖅᓯ ᓇᓚᐅᔨᕕᐊᓂ ᖃᐅᔨᓕᕐᕕᐊᓕᖅᓴᖅ ᐃᓄᐃᑦ ᐱᓕᕆᔨᒃᑯᑦ, ᓴᓇᔨᓕᕐᕕᐊᓕᖅᓴᖅ, ᐊᓗᒪ ᐊᑐᓚᐅᖃᓕᕐᓂᖅ ᐊᑐᖃᑕᓕᕐᕕᖅ ᐊᓯᓐᓗ ᐊᑐᓚᐅᖃᓕᓂ ᓇᓚᒪᓂᖅ ᐊᑐᖃᑕᓕᕐᕕᖅ.

ᐃᓚᒪᓂᖅ ᒪᓕᓐᓂᑦ ᑕᑯᐊ ᐱᓇᔭᑦ ᐅᓂᒃᑎᑕᐅᓂᖅ ᓇᓚᒃᑐᒥᓂᖅ ᐱᓇᔭᑦ ᐅᓂᒃᑎᓚᓂᖅ ᑭᓚᖃᑎᒋᑦ ᒪᑎᓂᒃ 31, 1990-ᒥᑦ ᐊᓗᒪ ᐊᐅᓚᑦᕕᐊᓕᖅᓴᖅ ᖃᓄᐃᑐᒋᐊᕐᓂᖅᓂᑦ ᐃᓚᐅᑎᑭᓕᖅᓴᖅ ᐅᓂᒃᑎᑕᓂᑦᓂ ᐊᒋᐅᓂᖅᓴᖅ ᐅᑭᐅᑦ ᓄᓐᓗᐊᓄᑦ ᒪᓕᓐᓂᑦ ᐅᓂᒃᑎᑕᐅᓂᖅᓂᑦ.

ᐅᓂᒃᑎᓂᓕᕆᔨ, ᐃᓚᒪᓕᕆᓂᖅ, ᑎᑎᖅᑭᑦ ᐃᓕᓴᕐᕕᐊᓕᖅᓴᓂ <<ᑕᐅᑎᐊᖅᑕᐅᓚᐅᖏᒪᑦ ᐃᓕᓴᕐᕕᐊᓕᖅᓴᑦ ᐱᓕᕆᖅᓂᖅᓂ, ᐱᓇᔭᑦ ᐅᓂᒃᑎᑕᐅᓂᖅᓂᑦ ᓇᓚᒋᑎᐊᕐᓂᑦ ᒪᓕᓐᓂᐊᕐᓂᑦ ᐃᓕᓴᕐᕕᐊᓕᖅᓴᑦ ᐅᓂᒃᑎᖅᓂᖅ ᐱᓇᔭᓄᑦ ᐊᑐᑕᐅᓕᐊᓂᓄᑦ, ᐊᓗᒪ ᐃᓕᓴᕐᕕᐊᓕᖅᓴᑦ ᐅᓂᒃᑎᑕᐅᓂᖅᓂᑦ ᒪᓕᓐᓂᐊᕐᓂᑦ ᐱᓇᔭᑦ ᐊᑐᓚᐅᖃᓕᕐᓂᖅᓂᑦ ᒪᓕᓐᓂᑦ ᐊᑐᐊᓘᓂᑦ, ᓄᓇᕗᑦ ᐃᓕᓴᕐᕕᐊᓕᖅᓴᑦ ᒪᓕᓐᓂᖅᓂᑦ ᐊᓗᒪ ᒪᓕᓐᓇᕐᓂᖅᓂᑦ ᒪᓕᓐᓂᐊᕐᓂᑦ.

ᕿᐃᒪᓂ ᑐᑐᐃ ᐱᓇᔭᓕᓂᕐᓂᒪᓂᖅ
ᓄᓇᕗᑦ ᐃᓕᓴᕐᕕᐊᓂᖅ ᑐᓕᓐᓂ
ᑲᓇᑕ ᓄᓇᕗᑦ ᐃᓕᓴᕐᕕᐊᓕᖅ ᐱᓇᔭᓕᓂᕐᓂᒪᓕᕆᔨᒃᑯᑦ
ᐊᑐᓵ ᑲᓇᑕ
ᓂᐩ 30, 1990

AS AT MARCH 31 1990

Balance Sheet

ᐱᓇᐅᔭᑦ
ᐅᓂᒃᑲᖏᑦᑕᐅᓯᖏᑦ
ᒪᐃᓐᓯᓂᑦ ᒪᓕ 31, 1990

ASSETS (thousands of dollars)	1990	1989
Current		
Cash	$ 10,941	$ 12,836
Accounts receivable		
Canada Mortgage and Housing Corporation	19,276	11,802
Government of the Northwest Territories	292	150
Other	3,331	2,512
	33,840	27,300
Investment in housing projects		
Land and buildings (Note 3)	131,821	127,001
Mortgages receivable (Note 4)	2,243	2,142
Notes receivable and purchase options	328	328
	134,392	129,471
Property and equipment (Note 5)	6,735	5,704
	$ 174,967	$ 162,475

LIABILITIES (thousands of dollars)	1990	1989
Current		
Accounts payable	$ 6,355	$ 7,090
Accrued interest	3,260	3,270
Due to the Government of the Northwest Territories (Note 6)	3,308	1,013
Unapplied capital contributions (Note 7)	15,768	11,519
Contractors' holdbacks	243	373
Current position of long-term liabilities	827	852
	29,761	24,117
Long-term (Note 8)	96,755	97,136
	126,516	121,253
Commitments (Note 11)		
EQUITY		
Government of the Northwest Territories	48,451	41,222
	$ 174,967	$ 162,475

ᐱᖃᓐᓇᕐᓂᖅ (ᑕᕆᓂᑦᑕᓚᓂᑦᑐᑦ ᐹᐃᕐᓂᑦ)	1990	1989
ᓯᓚᐅ		
ᐹᐃᕐᓂᑦ	$ 10,941	$ 12,836
ᐊᑭᓕᑕᒪᔪᓂᑦ		
ᑲᓇᑕᑦ ᐃᓕᓴᕐᔪᐊᕐᓇᖅᑐᓂᑦ ᐊᑐᐃᓐᓇᖅᑐᓂᑦ	19,276	11,802
ᓴᓇᒪᓂᑦ ᓄᓇᕗᑦ	292	150
ᐊᓂᓂᑦ	3,331	2,512
	33,840	27,300
ᐹᐃᕐᓂᓕᑦ ᐃᓕᓴᕐᔪᐊᓕᕆᓂᑦ (ᓄᓇᖃᖅ 3)		
ᐊᑭᓕᑎᓐᓄᑦ ᐃᓕᓴᕐᔪᐊᓕᖅ (ᓄᓇᖃᖅ 4)	131,821	127,001
ᓄᓇ ᐃᓕᓴᕐᔪᐊᓐᓂ	2,243	2,142
ᐊᑭᓕᑕᒪᔪᓂᑦ ᓂᐅᐃᑦᑕᐅᔪᓐᓇᓐᓂ	328	328
	134,392	129,471
ᐱᖃᓐᓇᕐᓂᐅᔪᑦ ᓴᓇᔨᒃᑯᓐᓂ (ᓄᓇᖃᖅ 5)	6,735	5,704
	$ 174,967	$ 162,475

ᐊᑭᓕᑎᓐᓄᑦ (ᑕᕆᓂᑦᑕᓚᓂᑦᑐᑦ ᐹᐃᕐᓂᑦ)	1990	1989
ᓯᓚᐅ		
ᐊᑭᓕᑕᒪᔪᓂᑦ	$ 6,355	$ 7,090
ᐳᑐᖃᐅᑎᓂᑦ	3,260	3,270
ᐊᑭᓕᑕᒪᕆᓂᑦ ᓄᓇᕗᑦ ᓴᓇᒪᓂᑦ ᓄᓇᖃᖅ 6)	3,308	1,013
ᐊᑐᓚᓱᓐᑐᑦ ᐊᑭᑐᔪᓐᓇᖅ ᐃᑲᔪᕐᓂᓕᑦ (ᓄᓇᖃᑕᐅᓐᖓᓂᖅ 7)	15,768	11,519
ᑲᓐᑎᕐᓇᓐᓂᑦ ᐊᑭᓕᑎᓐᓄᑦ	243	373
ᓯᓚᐅ ᐊᑯᓂ ᐊᑭᑐᓕᕐᑐᓐᓂᑦ	827	852
	29,761	24,117
ᐊᑯᓂᐅᔪᓂᑦ (ᓄᓇᖃᖅ 8)	96,755	97,136
	126,516	121,253
ᑐᑭᓯᐅᓂᑐᑦ (ᓄᓇᖃᖅ 11)		
ᓄᓇᕗᑦ ᓴᓇᒪᓂᑦ	48,451	41,222
	$ 174,967	$ 162,475

FOR THE YEAR ENDED MARCH 31 1990

Statement of Equity

ᐅᓂᒃᑲᖏᑦ ᓇᒥᔪᓂᖅ ᐱᓕᕆᔨᒃᑯᑦ ᐅᑭᐅᖅ ᓄᓇᕗᒻᒥᒃ ᒪᐃ 31, 1990

(thousands of dollars)	1990	1989
Balance at beginning of the year	$ 41,222	$ 40,127
Excess of expenses over revenues and recoveries	(6,305)	(7,145)
Contributions from the Government of the Northwest Territories		
Capital contributions used for capital expenditures	13,192	7,482
Other capital contributions	132	125
Operating contributions provided for loan principal repayments	210	633
	13,534	8,240
Balance at end of the year	$ 48,451	$ 41.222

FOR THE YEAR ENDED MARCH 31 1990

Statement of Operations

ᐅᓂᒃᑲᖏᑦ ᓇᒥᔪᓂᖅ ᐊᐅᓚᑦᑐᑦ ᐅᑭᐅᖅ ᓄᓇᕗᒻᒥᒃ ᒪᐃ 31, 1990

(thousands of dollars)	1990	1989
Revenues and recoveries		
Contributions from the Government of the Northwest Territories (Note 6)	$ 62,261	$ 63,816
Recoveries from Canada Mortgage and Housing Corporation (Note 9)	45,032	42,246
Interest and other revenue	3,932	2,630
Gain on disposal of land and buildings	484	—
Recovery of prior year grants	177	—
	111,886	108,692
Expenses		
Contributions to local housing organizations	59,153	54,415
Repairs, maintenance, grants and other costs funded by capital contributions	22,346	25,233
Administration (Schedule)	16,120	15,518
Interest on long-term debt	13,082	13,225
Depreciation and amortization	7,100	6,827
Workshops and studies	390	428
Loss on disposal of land and buildings	—	191
	118,191	115,837
Excess of expenses over revenues and recoveries (Note 10)	$ 6,305	$ 7,145

(ᑕᑯᓐᓇᖅᑐᑦ)	1990	1989
ᐅᓄᖅᓯᒪᓂᖅ ᐅᑭᐅᒃ ᐊᑐᕐᓇᓱᐊᓕᒃ	$ 41,222	$ 40,127
ᑭᓇᐅᔭᕐᓗᒍᓂᖅ ᐅᖃᓕᑕᐅᔪᓐᓇᖅ ᑭᓇᐅᔭᖅᑎᓂᖅ	(6,305)	(7,145)
ᓄᓇᕗᑦ ᓴᓪᓕᐊᓯᖏᓐᓂᒃ ᐃᓐᓇᐃᓐᓇᕐᓂᖅ		
ᐊᑭᐊᓕᕆᓂᖅ ᐃᑲᔪᕐᑕᐅᔪᑦ ᐊᑭᐊᓕᕆᓂᖅ ᐱᖓᓱᓂᖅ	13,192	7,482
ᑭᖑᓪᓕ ᐊᑭᐊᓕᕆᓂᖅ ᐃᑲᔪᖅᑎᓂᖅ	132	125
ᐊᑲᓇᕆᔨᕐᑕᐅᔪᑦ ᐃᑲᔪᖅᑎᓂᖅ ᐊᑐᐃᓐᓇᐅᑎᑕᐅᔪᑦ ᐊᑐᐃᓐᑕᐅᔪᑦᓄᓇᓕᒃ ᐊᑲᓇᕆᓂᖅᓄᓇᓕᒃ	210	633
	13,534	8,240
ᐅᓄᖅᓯᒪᓂᖅ ᐅᑭᐅᒃ ᓄᓇᒥᐊᓂ	$ 48,451	$ 41.222

(ᑕᑯᓐᓇᖅᑐᑦ)	1990	1989
ᑭᓇᐅᔭᕐᓗᒍᓂᖅ ᐅᑎᕿᑕᐅᔪᓐᓇᖅ ᑭᓇᐅᔭᑦᑕᕐᔪᐊᑦ ᐃᑲᔪᖅᑎᓂᖅ ᓴᓪᓕᐊᓯᖏᓐᓂᒃ ᓄᓇᕗᑦ ᓴᓪᓕᐊᓯᖏᓐᓂᒃ (ᑎᑎᖅ 6)	$ 62,261	$ 63,816
ᐅᑎᑦᑐᑦ ᑲᓇᑕᒃ ᐃᓕᓴᕐᓂᖅ ᓂᕆᔨᒋᐊᖓᔪᓂᒃ (ᑎᑎᖅ 9)	45,032	42,246
ᕿᑐᕐᖓᑎᖅ ᑲᑎᓐᓂᒃ ᑭᓇᐅᔭᓕᕐᓂᐊᑦ	3,932	2,630
ᓄᓇ ᐃᓕᓴᕐᓂᒃ ᐱᖁᔨᑕᐅᓂᖅᓄᓇᓕᒃ ᑭᓇᐅᔭᑦᑕ	484	—
ᐅᑎᑦᑐᑦ ᐅᑭᐅᒃᓴᒪᓐᑐᓂ ᐃᑲᔪᑕᐅᓕᒪᓐᑐᓂᒃ	177	—
	111,886	108,692
ᐊᑐᐃᓐᑕᐅᔪᑦ		
ᐃᓐᓇᓂᐊᓕᓂᒃ ᐃᑲᔪᖅᑎᓂᖅ ᓄᓇᓕᒃᓄᓇᓕᒃ	59,153	54,415
ᐊᒻᒪᓗᐊᖅᑕᐅᔪᑦ, ᐊᒻᒪᑉᓴᓐᓂᖅ, ᐃᑲᔪᖅᑎᓂᖅ ᑲᑎᓐᓂᒃ ᑭᓇᐅᔭᖏᓐᓇᑕᐅᔪᑦ ᐃᑲᔪᖅᑎᓂᖅᓄᓇᓕᒃ ᐊᑭᐊᓕᕆᓂᖅᓄᓇᓕᒃ	22,346	25,233
ᐊᑲᓇᕆᔨᕐᑕᐅᔪᑦ (ᓇᓗᓇᐃᓐᓇᕐᓂᖓ)	16,120	15,518
ᕿᑐᕐᖓᑎᖅ ᐊᑭᑐᑐᒃᑐᐅᔪᑦ	13,082	13,225
ᐊᑭᓕᕆᓂᕐᓂᐊᑦ ᐊᑭᓇᐃᑎᖏᓐᓄᓇᓕᒃ ᐊᑐᐃᓐᓇᐅᑎᓕᒪᓂᖅ	7,100	6,827
ᑲᑎᒪᔨᑕᐅᓂᐊᑐᐃᓂ ᖃᐅᔨᓴᓇᑕᐅᓂᐊᑐᐃᓂᓄᓇᓕᒃ	390	428
ᐊᓯᐅᓰᐃᑦᑕᐅᔪᑦ ᐱᖁᔨᑕᐅᓂᖅ ᐃᓕᓴᕐᓂᐊᑦ ᓄᓇᓕᒃ	—	191
	118,191	115,837
ᑭᓇᐅᔭᕐᓗᒍᓂᖅ ᐅᑎᕿᑕᐅᔪᓐᓇᖅ ᑭᓇᐅᔭᖅ ᑭᓇᐅᔭᓕᕐᓂᖅ (ᑎᑎᖅ 18)	$ 6,305	$ 7,145

FOR THE YEAR ENDED MARCH 31 1990

Statement of Changes in Financial Position

ᐅᓂᒃᑯᓕᒫᒃ
ᐊᓯᐊᓂᔪᓕᒐᒃ
ᑭᓇᐅᔭᐃᒃ
ᐃᓕᖅᑯᓯᓂᒃ
ᐅᑎᑦ ᓂᕆᐊᓂᒃ ᒪᓕ 31, 1990

(thousands of dollars)	1990	1989
Cash provided by (used for):		
Operating activities		
Excess of expenses over revenues and recoveries	$ (6,305)	$ (7,145)
Items not involving cash		
Depreciation and amortization	7,100	6,827
(Gain) Loss on disposal of land and buildings	(484)	191
Increase in allowance for employee leave and termination benefits	41	179
Changes in non-cash operating working capital	(2,766)	5,307
	(2,414)	5,359
Financing activities		
Contributions from the Government of the Northwest Territories credited to equity	13,534	8,240
Repayment of long-term debt	(447)	(1,332)
	13,087	6,908
Investing activities		
Additions to investments in housing projects		
Land and buildings	(34,806)	(26,679)
Mortgages receivable	(940)	(944)
Additions to property and equipment	(1,506)	(1,745)
Recovery of capital costs from Canada Mortgage and Housing Corporation	23,269	20,396
Proceeds from disposal of land and buildings	677	501
Reduction of mortgages receivable	738	728
	(12,568)	(7,743)
(Decrease) Increase in cash	(1,895)	4,524
Cash at beginning of the year	12,836	8,312
Cash at end of the year	$ 10,941	$ 12,836

AS AT MARCH 31 1990

Notes to Financial Statements

ᑎᑎᖅᐃᑦ ᑭᓇᐅᔭᑦ
ᐅᓂᒃᑯᓕᒫᓂᖅᓯᓂᒃ
ᐅᑎᑦ ᓂᕆᐊᓂᒃ ᒪᓕ 31, 1990

1. Authority and objective

The Northwest Territories Housing Corporation is a territorial corporation named in Schedule B to the Financial Administration Act and operates under the Northwest Territories Housing Corporation Act. Its principal objective is to develop, maintain and manage public housing programs in the Northwest Territories.

The Corporation participates in various public housing and homeownership programs which are cost-shared with Canada Mortgage and Housing Corporation.

The Corporation is dependent upon the Government of the Northwest Territories, either directly or indirectly through guarantees, for the funds required to finance the net cost of its operations.

2. Significant accounting policies

Investment in housing projects — land and buildings

Land and buildings constructed by the Corporation are stated at the lower of cost or replacement value, less recoveries from Canada Mortgage and Housing

(ᑕᕆᓂᑕᓪᓗᓂᑦ ᐱᓇᑐᓂᑦ)	1990	1989
ᐱᓇᑐᓂᑦ ᑐᑐᐃᓇᑐᓂᑦ (ᑐᑐᑎᑕᓂᑦ ᑎᒍᓐᓇᖅ:)		
ᐊᑐᓕᕆᔨᓕᑕᓂᑦ ᐱᓕᕆᓂᑦ		
ᐊᒥᐊᒍᐃᑦ ᑐᑐᑎᒍᓂᑦ ᐱᓇᑐᔭᕆᓂᑦ ᑎᑎᕋᓕᑕᓂᒃᑯᓐᓄᑦ	$ (6,305)	$ (7,145)
ᐱᔭᕇᓂᐅᑉ ᐱᓇᑐᑎᑐᓂᑦ		
ᐊᑭᓚᓯᒪᓕᒃᑯᓂᑦ ᑐᑐᑎᑐᓂᑦ	7,100	6,827
ᐊᑎᐅᔨᑕᓂᓕᓂᑦ ᖃᐅᔨᓴᓕᑕᓂᒃ ᓄᓇᒥᑦ	(484)	191
ᐃᓕᓴᐊᒥᓕᑕᓂᑦ ᐃᑲᔪᕐᓇᖅᑐᓂᒃ ᓄᓐᖏᓕᐅᑎᓯᓕᕆᓂᖅᓂᒃ ᓴᓇᔨᓂᑦ ᑐᓴᒪ ᓄᓐᖏᑐᑎᑐᑦᓯᓂᑦ ᐃᑲᔪᕐᓇᖅᑐᓂᑦ	41	179
ᐊᓯᐊᓂᔨᓕᑕᓂᑦ ᐱᓇᑐᐃᓕᕆᔨᑐᑦ ᐊᒥᓕᕆᓂᕐᓂᑦ ᐊᐱᑐᓂᓗᒃ	(2,766)	5,307
	(2,414)	5,359
ᐱᓇᑐᓕᕆᓂᖅᓯᒪᓂᑦ ᐃᓕᓴᐊᒥᓂᖅ		
ᐃᑲᔪᕐᓇᖅᑐᓂᑦ ᓄᓇᕗᑦ ᓯᕗᓪᓕᐊᓂᖅᓄᑦ		
ᓄᓇᕗᒻᒥᐃᓐᓇᐃᑦᓴᓂᑦ ᐃᓕᓐᓂᑦ	13,534	8,240
ᐊᐱᓕᐃᑦ ᐊᐱᑐᑎᓪᓗᒍᓴᓂᑦ	(447)	(1,332)
	13,087	6,908
ᐱᓇᑐᐃᓚᐅᑎᑦ ᐃᓕᓴᐊᒥᓂᖅ		
ᐃᓕᓴᐊᒥᓕᑕᓂᑦ ᐱᓇᑐᐃᓚᐅᑎᑦ ᐃᑲᓕᓕᓂᓯᓂᖅ		
ᓄᓇᖅ ᐃᑲᔪᕐᓇᖅᑐᓂᒃ	(34,806)	(26,679)
ᐊᑐᑕᐊᒥᓕᑕᓂᑦ ᐊᐱᓕᑎᓐᓄᑦ	(940)	(944)
ᐃᓕᓴᐊᒥᓕᑕᓂᑦ ᓄᓇᕗᓂᐅᑉᓴᓂᑦ ᐱᓇᑐᓂᒃᑯᓐᓄᑦ	(1,506)	(1,745)
ᐅᑎᓂᑕᓂᑦ ᐊᐱᑐᓂᑦ ᑲᓇᑕᑦ		
ᐃᑲᓕᓕᐃᑦᓴᐊᒧᓂᒃ ᐊᒥᓕ		
ᓄᓇᕗᒻᒥᑦ ᐃᑲᓕᓕᐃᑦᓴᐊᒧᓂᒃ	23,269	20,396
ᐱᓇᑐᐃᑦᑐᓗᓂᑦ ᓄᓇᕗᑦ ᐃᑲᓕᐃᑦᓴᐊᑐᓂᒃ	677	501
ᐊᒧᓗᓯᐊᑦᑐᑦ ᐊᑐᑐᐊᑕᓂᑦ ᐊᐳᐅᑎᑦᑕᓂᒃ	738	728
	(12,568)	(7,743)
(ᒪᓕᓯᐊᑦᑐᑦ) ᐃᓕᓴᐊᓕᐅᑦᑐᓂᑦ ᐱᓇᑐᓐᓇᕆᓂᒃ	(1,895)	4,524
ᐱᓯᐊᔾᑎ ᐅᑎᐅᑦ ᓯᑐᓂᐊᓂ	12,836	8,312
ᐅᑎᐅᑦ ᓄᖅᓱᐊᓂ ᐅᓄᓕᓂᕆᐅᑎᓂᑦ	$ 10,941	$ 12,836

1. ᐊᓯᖏᓐᓂᒃᑯᑦ ᑐᑎᓴᒪᕆᐅᔨᓕᓐᓄᑦ

ᓄᓇᕗᑦ ᐃᓕᓴᐊᒥᓕᑕᓂᑦᑯᓐᓄᑦ ᐅᖃᐅᓯᐅᑦᑐᒃ ᓇᓗᓇᐃᓐᓇᕐᓂᒃ 8-ᒥ ᐱᓇᑐᓂᑦ ᐊᐱᓕᑎᓐᓂᒃᑯᓐᓄᑦ ᓴᓇᔨᓂᒃ ᓯᕗᓪᓕᐊᓂᖅᓄᑦ ᐃᓕᓴᐊᒥᓕᑕᓂᑦ ᓄᓇᕗᑦ ᐃᓕᓴᐊᒥᓕᑕᓂᑦᑕ ᓯᕗᓪᓕᐊᓂᖅᓄᑦ ᓯᕗᓪᓕᐊᓂᖅ. ᐱᓕᕆᓂᖅᓯᒪᓂᑦᑐᑎᑐᑦᓯᓂᑦᑐᓂᒃ ᓄᓇᕗᑦ ᐃᓕᓴᐊᒥᓕᑕᓂᑦᑕ ᓯᕗᓪᓕᐊᓂᖅᓄᑦ, ᐊᒻᒪᓗᓯᓚᐅᑎᓪᓗᒍ ᐊᐱᓕᕆᓂᖅᓄᑦ ᐅᑎᓂᑕᓂᖅᓄᑦ ᑭᓇᐅᔭᓕᐅᑎᓪᓗᒍ ᐃᓕᓴᐊᒥᓕᑕᓂᑦ ᓄᓇᕗᑦ.

ᐃᓕᓴᐊᒥᓕᑕᓂᑦ ᐊᐱᑐᓂᑦ ᐊᐱᓕᕆᓂᖅᓯᒪᓂᑦ ᐱᓇᑐᓂᑦ ᐃᓕᓴᐊᒥᓕᑕᓂᑦ ᐱᓇᑐᓂᒃᑯᓐᓄᑦ ᐃᓕᓴᐊᒥᓕᑕᓂᑦ ᐱᓇᑐᓂᑦ ᐃᓕᓴᐊᒥᓕᑕᓂᑦ ᐊᐱᓕᕆᓂᖅᓯᒪᓂ

Corporation. Northern rental housing, which has been transferred from the Government of the Northwest Territories, is stated at the transferred amount. Depreciation is provided using the following methods and annual rates.

Public housing and senior citizen's housing	Declining balance	5%
Northern rental housing	Straight line	5%

Property and equipment

Property and equipment are stated at cost. Depreciation is provided using the following methods and annual rates:

Office furniture and equipment	Declining balance	20%
Warehouses, office buildings and staff housing	Straight line	5%

Leasehold improvements are amortized on a straight-line basis over the terms of the leases.

Homeownership assistance grant

The Homeownership Assistance Program (HAP) provides conditional grants in the form of a housing package to eligible residents of the Northwest Territories. Forgiveness of these conditional grants are earned by the clients over a five year period provided principal residency is maintained in the HAP units.

The expenditures under the HAP program are treated as an expense in the year incurred. In the event a HAP recipient subsequently defaults on the terms of the HAP agreement, the unforgiven portion of the grant assistance must be refunded to the Corporation. The refundable amount is recorded as recoveries in the year in which the recipient defaults on the grant previously received.

Contributions from the Government of the Northwest Territories

Contributions from the Government of the Northwest Territories for operations and maintenance are credited to operations, except for those amounts provided for loan principal repayments which are credited to equity. Capital contributions are credited to equity if used for capital expenditures, or to operations if used for repairs, maintenance, grants and other costs.

Contributions to local housing organizations

Houses owned by the Corporation are operated by local housing associations and authorities. The Corporation provides contributions for the annual requirements of these local housing organizations. These contributions are recorded on an accrual basis by the Corporation.

Pension contributions

The Corporation and its employees, who are deemed to be employees of the Government of the Northwest Territories, make contributions to the Public Service Superannuation Plan administered by the Government of Canada. Contributions to the Plan are required from both the employees and the Corporation. These contributions represent the total liability of the Corporation and are recognized in the accounts on a current basis.

ᐊᐃᑐᐊᓯᑕᐅᖅᑭᑦᑐᑐᖅᐃᓐᓇᖅ, ᓄᓇᕗᑦᑕᐅᓂᖅ ᓴᓇᖏᑦᑐᖅ ᓚᒪᓐᓇᐅᓂᖅ, ᐅᖅᑎᓪᓗᒍᓄᑦ ᓄᓇᕗᑦᑕᐅᓄᑦ ᐅᓄᐅᓂᖅ ᑕᐃᓕᒪᓐᓇᓕᒫ. ᐊᐱᕆᔭᐅᓪᓚᕆᐅᖅᑎᑦᑎᓐᓄᑦ ᐅᐃᐊ ᐊᒡᓗᑦᑐᑦ ᒪᓕᐅᑦᑕᓕᒫ.

ᑭᑐᐃᓐᓇᕐᓂᖅ ᐃᓕᓴᕐᓂᖅᓄᑦ
ᐃᓐᓇᑐᖅᐃᓐᓇᖅ ᐃᓕᓴᕐᓂᖅᓄᑦ — ᐊᐱᕆᔭᐅᓪᓚᕆᐅᖅᑎᓪ 5%
ᐊᐃᑐᐊᓯᑕᐅᖅᑎᑦᑎᓐᓄᖅ — ᓴᖅᑭᑦᑕᓪᓚᕆᐅᖅᑎᓪ 5%

ᓇᒡᓗᓂᓴᐅᔪᓂᖅ ᐱᓕᕆᓐᓄ

ᓇᒡᓗᓂᓴᐅᔪᓂᖅ ᐱᓕᕆᓐᓄ ᐅᓂᖅᑎᑦᑕᐅᓕᒫᑦ ᐊᐱᕐᓂ. ᐊᐱᕆᔭᐅᓪᓚᕆᐅᓂᖅ ᐊᒥᓂ ᐊᑐᐃᓐᓇᐅᑎᑦᑕᐅᔪᑦ ᐊᐃᑦᑐᒪᓐ ᒪᓂᖅᑎᑦᑕᐅᓕᒫᑦ ᐅᓂᓐᓂᖅᓄᑦ ᖃᐅᔨᓴᓂᖅᓄᑦ ᐊᑐᐃᓐᓇᕐᓂᖅ:

ᑎᑎᕋᓐ ᐃᓚᓕᖅᓄᖅ ᐱᓕᕆᓐᓄᖅ — ᐊᐱᕆᔭᐅᓪᓚᕆᐅᖅᑎᓪ 28%
ᓴᓚᐊᓐ, ᑎᑎᕋᓐ ᐃᓕᓴᕐᓂᖅ
ᐊᓯᒪ ᓴᓇᔨᓂ ᐃᓕᓴᕐᓂᖅᓄᑦ — ᓴᖅᑭᑦᑕᓪᓚᕆᐅᖅᑎᓪ 5%

ᐊᐃᑐᐊᓯᑕᐅᔪᓂ ᐊᐳᖏᓪᓕᐊᑕᐅᔪᓂ ᓴᖅᑭᑦᑕᓪᓚᕆᐅᖅᑎᓪᓗ ᐊᐱᕐᓂᑐᐅᑎᓪᓗᓂ ᓚᒃᓴᓂᑦ ᐊᐱᕐᓂᑐᐅᑎᓪᓗᓂ ᐊᐳᖏᓪᓕᐊᑕᐅᓂᖅ ᑕᐃᒪᓐᓇᐅᓂᖅᓄᑦ ᐊᐳᖏᓪᓕᐊᑕᐅᓂᖅᓄᑦ.

ᐃᑲᔪᑎᑎᒍᑦ ᓇᒡᓗᓐᓄ ᐃᓕᓴᕐᓂᑎᒋᔭᐅᓂᑦ

ᐃᑲᔪᑎᑎᒍᑦ ᓇᒡᓗᓐᓄ ᐃᓕᓴᕐᓂᑎᒋᔭᐅᓂᑦ ᓴᓇᕐᓂᐊᕐᐳᓂᑦ ᐊᑐᐃᓐᓇᐅᑎᓪᓗᒍᓄᑦ ᐃᑲᔪᑎᑎᒍᑦ ᐃᓕᓴᕐᓂᑎᒋᔭᐅᓂᖅᓄᑦ ᐊᓂᒍᕐᓂᖅ, ᐃᓕᓴᕐᓂᑎᒋᔭᐅᓂᖅᓄᑦ ᐃᓕᓴᕐᓂᑎᒋᔭᐅᑎᓪᓗᓂᑦ ᓴᓇᕐᓂᐊᕐᐳᓂᑦ. ᐱᖁᓇᑕᐅᓂᖅᓄᓇᕗᒻᒥᒃ ᐊᐱᕐᓂᑐᐅᑎᓪᓗᓂ ᐅᑭᐅᖅ ᑕᒪᓐᓇᖅ ᐊᓂᔪᓂᖅᑐᖅᓯᒪᔪᖅ ᓇᓗᓇᐃᔭᐅᓂᖅᓄᑦ ᐊᐳᖏᓪᓕᐊᑕᐅᓂᖅᓄᑦ ᐊᐃᑦᑐᒪᓐᓇᐅᓂᖅᓄᑦ ᐊᐳᖏᓪᓕᐊᑕᐅᓂᖅᓄᑦ <<ᑕᐅᑭᐅᓂᖅᐳᑎᑎᖅᑕᓄᑦ ᓇᓗᓂᖏᓐᓂᑐᖅᓂᖅ ᓇᐅᓂᐊᓂ.

ᐃᑲᔪᑎᑎᒍᑦ ᓇᒡᓗᓐᓄᐃᓕᓴᕐᓂᑎᒋᔭᐅᓂᑦ ᐊᑐᐃᓐᓇᐅᑎᓪᓗᒍᓄᑦ ᐊᐳᖏᓪᓕᐊᑕᐅᓕᒫᖓᓂᑦ ᐅᐱᐅᓴᕐᓂᑦ ᐊᑐᐃᓐᓇᐅᑦ. ᓇᒡᓗᓐᓄ ᐃᓕᓴᕐᓂᑎᒋᔭᐅᑎᓪᓗᒍᓄᑦ ᒪᓕᐅᖅᓯᓕᓐᓂᑦᑕᐅᓕᒫᑦᑎᓪᓗᒍᓄᑦ ᓇᒡᓗᓐᓄ ᐃᓕᓴᕐᓂᑎᒋᔭᐅᓂᖅ, ᐱᖁᓇᑕᐅᓂᖅᓄᑦᓇᒡᓗᓐᓄᖅᓯᒪᓂᖅ ᐱᓇᐅᖅᑕ ᐃᓕᓴᕐᓂᑎᒋᔭᐅᓂᖅᓄᑦ. ᐅᑎᓂᓕᐅᑦᓇᒡᓗᓂ ᑎᑎᕋᓐᓂᑕᐅᓕᒫᖓᓂᑦ ᐅᐱᐅᓴᕐᓂᑦ ᐃᓕᓴᕐᓂᑎᒋᔭᐅᑎᓪᓗᒍᓄᑦ ᐊᐳᖏᓪᓕᐊᑕᐅᓕᒫᑦ ᐊᑐᐃᓐᓇᐅᑦ. ᐅᑎᓂᓕᐅᑦᓇᒡᓗᓂ ᑎᑎᕋᓐᓂᑕᐅᓕᒫᑦᑎᓪᓗᒍᓄᑦ ᐅᐱᐅᓴᕐᓂᑦ ᐃᓕᓴᕐᓂᑎᒋᔭᐅᑎᓪᓗᒍᓄᑦ ᐊᐳᖏᓪᓕᐊᑕᐅᓕᒫᑦᑎᓪᓗᒍᓄᑦ ᐃᑲᔪᑎᑎᒍᑦ ᐊᐱᕐᓂᑐᐅᑎᓪᓗᒍᓄᑦ ᐊᐳᖏᓪᓕᐊᑕᐅᓕᒫᑦᑎᓪᓗᒍᓄᑦ.

ᐃᑲᔪᑎᑦ ᓇᒡᓗᓐᓄ ᓚᒪᓐᓇᐅᓂᖅᓄᑦ

ᐃᑲᔪᑎᑦ ᓇᒡᓗᓐᓄ ᓚᒪᓐᓇᐅᓂᖅᓄᑦ ᐊᐱᕐᓂᑐᐅᑎᓪᓗᒍᓄᑦ ᐊᐳᖏᓪᓕᐊᑕᐅᓂᖅᓄᑦ ᐊᐱᕆᔭᐅᓪᓚᕆᐅᖅᑎᓪᓗᒍᓄᑦ ᐃᑲᔪᑎᑎᒍᑦ ᐊᐱᕆᔭᐅᓪᓚᕆᐅᖅᑎᓪᓗᒍᓄ

3. Investment in housing projects — Land and Buildings

(thousands of dollars)	1990			1989
	Cost	Accumulated Depreciation	Net	Net
Land assembly	$ 458	$ —	$ 458	$ 568
Public housing	173,270	53,614	119,656	116,346
Northern rental housing	5,469	4,698	771	1,113
Senior citizens' housing	3,032	709	2,323	1,327
Construction in progress	8,613	—	8,613	7,647
	$ 190,842	$ 59,021	$ 131,821	$ 127,001

4. Investment in housing projects — Mortgages receivable

(thousands of dollars)	1990	1989
First mortgages, rural and remote housing, bearing interest at rates varying between 9 7/8% and 21% per annum, repayable over a maximum period of 25 years	$ 1,174	$ 1,248
Other mortgages, bearing interest at rates varying between 0% and 12% per annum, repayable over a maximum period of 25 years	732	329
Interim financing loans, bearing interest rates between 13 3/4% and 14 3/4%, for indeterminate periods	337	565
	$ 2,243	$ 2,142

5. Property and equipment

(thousands of dollars)	1990			1989
	Cost	Accumulated Depreciation and Amoritzation	Net	Net
Warehouses	$ 7,076	$ 1,113	$ 5,963	$ 4,846
Office furniture and equipment	1,351	897	454	500
Staff housing	531	276	255	282
Leasehold improvements	261	259	2	7
Office buildings	162	101	61	69
	$ 9,381	$ 2,646	$ 6,735	$ 5,704

3. ᐱᓇᐅᔭᖏᑦᑐᖅ ᐃᓕᓴᕆᓂᖅᓯᒪᔪᖅ ᐱᓕᕆᐊᓂᖅ

(ᑕᕐᓂᐊᓕᓂᑦ ᐱᓇᐅᔭᖅ)	1990			1989
	ᐊᑭᓕᔭᐅᔪᖅ	ᑲᑎᒪᔨᖏᑦᑐᐊᓂᕐᓂᖅ ᐊᑭᓕᔭᐅᔪᖅ	ᐃᓚᖓᑕᒪᔪᖅ ᐱᓇᐅᔭᖅ	ᐃᓚᖓᑕᒪᔪᖅ ᐱᓇᐅᔭᖅ
ᓄᓇ ᐊᖏᔪᓂᑕᐅᓐᓇᓄᑦ	$ 458	$ —	$ 458	$ 568
ᑭᑐᐃᓐᓇᐃᑦ ᐃᓕᓴᕐᕕᑎᑦ	173,270	53,614	119,656	116,346
ᐅᑭᐅᓂᑐᑐ ᐊᑐᑐᐊᓂᕐᑕᐅᖏᓂᑐᑐᖏᐃᑦ	5,469	4,698	771	1,113
ᐃᓄᑐᖏᐃᑦ ᐃᓕᓴᕐᕕᒃᓴᖅᑎᑦ	3,032	709	2,323	1,327
ᓴᓇᔨᐅᓂᒃᑯᐊᑦ ᐃᓕᓴᕐᕕᐊᑦ	8,613	—	8,613	7,647
	$ 190,842	$ 59,021	$ 131,821	$ 127,001

4. ᐊᑐᑐᐊᓂᑕᐅᑦ ᐊᐱᓕᐅᑎᓴᖅᑎᑦ – ᐃᓕᓴᕐᕕᐊᓕᓂᖅᓯᒪᔪᖅ

(ᑕᕐᓂᐊᓕᓂᑦ)	1990	1989
ᓱᓕᓕᒫᑦ ᐊᐱᓕᐅᑎᓴᖅᑎᑦ, ᓄᓇᕗᓂ ᑎᑭᑕᑐᒃᓕᕐᓂᑐᓂ ᐃᓕᓴᕐᕕᐊᑦ ᐋᑐᓂᕐᑎᑕᖏᓂᑦ ᐅᓄᓂᕐᓂᑦ ᐊᐅᓚᕐᓗᓂᑕ ᐊᑯᓂᖓᓄᖅᑕᖏᓂᒃᑯᓗ 9 7/8% ᐊᖏᒪ 21% ᐊᖏᔪᒍᒪᓐ, ᐊᐱᓕᐅᑕᐅᓴᖅᓱᓂᖓ 25-ᐅᐱᐅᑦ ᐊᓂᔪᐸᑦ	$ 1,174	$ 1,248
ᐊᓂᖓᑦ ᐊᐱᓕᐅᑕᐅᓕᐊᓕᓐᓂᑦ, ᐋᑐᓂᕐᑎᑕᖏᓂᑕᐅᑦ ᐊᑯᓂᖓᓄ 8% ᐊᖏᒪ 12% ᐊᖏᔪᒍᒪᓐ, ᐊᐱᓕᐅᑕᐅᓴᖅᑎᓂᖓᓄᖅᑕᖏᓂᖓ 25-ᐅᐱᐅᑦ ᐊᓂᔪᐸᑦ	732	329
ᐊᑐᑐᐊᓂᑕᐅᓕᐅᐱᓕᓐᓂᑦ ᐊᐱᓕᐅᑕᐅᑎᓴᖅᑎᓂᒃᑯᑦ, ᐋᑐᓂᕐᑎᑕᖏᓂᑕᐅᑦ 13 3/4% ᐊᖏᓗ 14 1/4% ᑭᓕᖓ ᓄᓇᓕᓂᓄ ᖃᓄᐃᒻ ᑭᓕᒃᓇᐊᖏᓴᓂᓄ	337	565
	$ 2,243	$ 2,142

5. ᓄᖅᑐᓂᓴᐅᑦ ᐱᖁᑎᓕᓄ

(ᑕᕐᓂᐊᓕᓂᑦ ᐱᓇᐅᔭᖅ)	1990			1989
	ᐊᐱᓕᐅᑦ	ᐊᐱᑕᐃᐅᔾᔨᖅᑕᐅᓂᖏᓂᑦ ᑲᑎᒪᔨᖏᑦᑐᐊᓂᕐᓂᖅ ᐊᖏᓗ	ᐃᓚᖓᑕᒪᔪᖅ ᐱᓇᐅᔭᖅ	ᐃᓚᖓᑕᒪᔪᖅ ᐱᓇᐅᔭᖅ
ᓱᓗᐊᑦ	$ 7,076	$ 1,113	$ 5,963	$ 4,846
ᑎᑎᕋᐅᑦ ᐃᓗᓕᖅᑐᑦ ᐱᖁᑎᓕᓄ	1,351	897	454	500
ᓴᓇᔨᑦ ᐃᓕᓴᕐᕕᑎᑦ	531	276	255	282
ᐊᑐᑐᐊᓂᑕᐅᓕᓐᓂᑦ ᐊᖏᑭᐊᖏᑕᐅᑦ	261	259	2	7
ᑎᑎᕋᐅᑦ ᐃᓕᓴᕐᕕᐊᑦ	162	101	61	69
	$ 9,381	$ 2,646	$ 6,735	$ 5,704

6. Due to the Government of the Northwest Territories

(thousands of dollars)	1990			1989
	Operations and Maintenance	Special Contributions	Total	Total
Balance at beginning of year	$ 790	$ 223	$ 1,013	$ 3,783
Operating contributions	52,255	—	52,255	50,235
Operating contributions provided for loan principal repayments	(210)	—	(210)	(633)
Capital contributions used for repairs, maintenance, grants and other costs	13,524	—	13,524	15,004
	65,569	—	65,569	64,606
Cost of operations net of unfunded items	62,261	—	62,261	63,816
	3,308	—	3,308	790
	4,098	223	4,321	4,573
Repayments	790	223	1,013	3,560
Balance at end of year	$ 3,308	$ —	$ 3,308	$ 1,013

7. Unapplied capital contributions

(thousands of dollars)	1990	1989
Balance at beginning of the year	$ 11,519	$ 13,619
Capital contributions received	30,965	20,979
	42,484	34,598
Capital expenditures	13,192	7,482
Capital contributions used for repairs, maintenance, grants and other costs	13,524	15,004
	26,716	22,486
	15,768	12,112
Repayments	—	593
Balance at end of the year	15,768	$ 11,519
Representing unapplied capital contributions for:		
1990	$ 12,084	$ —
1989	2,483	5,076
1988	1,014	3,964
1987	187	1,048
1986	—	205
1985		1,226
	$ 15,768	$ 11,519

6. ᐊᑭᓕᐅᑕᐊᒥᐊᓕᕆᓂᖅ ᓄᓇᕗᑦᑎᐊᑦ ᑲᔪᓯᑎᕐᓂᖅ

(ᑕᑯᓪᓕᓇᓕᕐᓂᑦ)	1990			1989
	ᐊᑭᓚᐅᔪᓂᖅ ᐊᑲᐅᑎᓯᔪᕐᓂᑦ ᐊᑲᐅᑎᓂᖅ	ᐃᑲᔪᑎᑦᑎᔪᕐᓂᑦ ᐃᑲᔪᑎᓂᖅ	ᑲᑎᕐᓗᓂ	ᑲᑎᕐᓗᓂ
ᐅᓄᖅᓯᕐᓂ ᐅᑭᐅᒥ ᐱᓕᕆᔨᑕᐅᔪᓂ	$ 790	$ 223	$ 1,013	$ 3,783
ᐊᑭᓚᐅᔪᓂᖅ ᐃᑲᔪᑎᓂ	52,255	—	52,255	50,235
ᐊᑭᓚᐅᔪᓂᖅ ᐃᑲᔪᑎᓂ ᐊᑐᑐᕆᑕᐅᓴᓂ ᐊᑐᑐᕆᓂ ᐊᑭᓕᐅᑕᐊᓂᒃᑯᓂ ᐊᑐᑐᕆᓂᒃᑯᓂᒍᓂ	(210)	—	(210)	(633)
ᐊᑭᑐᔪᑎᓄᓂ ᐃᑲᔪᑎᓂ ᐊᑐᑕᐅᔪᓂ, ᐊᑲᐅᑎᓯᔪᕐᓂᑦᓴᑎᓂ, ᐃᑲᔪᑎᑕᐅᓴᓂ, ᐃᑲᔪᑎᑕᐅᓴᓂ ᐊᓱᓕᓂᓴ ᐊᑭᓕᐅᑕᐊᓕᕆᔨᒃᑯᓂᓄᓂ	13,524	—	13,524	15,004
	65,569	—	65,569	64,606
ᐊᑭᓚᖅ ᐊᑲᐅᑎᓕᔪᑎᓂ ᐃᓕᓴᕐᓂᓕᕆᔨᓂ ᑐᓴᕐᑕᐅᑕᐅᓕᒫᓂᒃᑯᓂᓄᓂ	62,261	—	62,261	63,816
	3,308	—	3,308	790
	4,098	223	4,321	4,573
ᐊᑭᓕᐅᑕᐅᒃᑲᓂᕐᑐᑦ	790	223	1,013	3,560
ᐅᓄᖅᓯᖏᓐᓄ ᐅᑭᐅᑦ ᓄᓕᒻᒪᓂᓗ	$ 3,308	$ —	$ 3,308	$ 1,013

7. ᑐᓴᕐᑕᐅᑕᐅᓕᒫᓂᒃᑯᓂ ᐊᑭᑐᔪᑎᓄᓂ ᐃᑲᔪᑎᓂ

(ᑕᑯᓂᒃᑖᓕᓇᓕᕐᓂᑦ ᑭᓇᐅᔭᑦ)	1990	1989
ᐅᓄᖅᓯᕐᓂ ᐅᑭᐅᒥ ᐱᓕᕆᔨᑕᐅᔪᓂ	$ 11,519	$ 13,619
ᐊᑭᑐᔪᑎᓄᓂ ᐃᑲᔪᑎᓂ ᐱᔭᐅᔪᓂ	30,965	20,979
	42,484	34,598
ᐊᑭᑐᔪᑎᓄᓂ ᐊᑐᑕᐅᔪᓂ	13,192	7,482
ᐊᑭᑐᔪᑎᓄᓂ ᐊᑲᐅᑎᓯᓂᔪᑕᐅᔪᓂ ᐊᑲᐅᑎᓯᓚᓂᓂᔪᑕᐅᔪᓂ, ᐃᑲᔪᑎᓂ ᐊᓱᓕᓂᓴ	13,524	15,004
	26,716	22,486
	15,768	12,112
ᐊᑭᓕᐅᑕᐅᒃᑲᓂᕐᑐᑦ	—	593
ᐅᓄᖅᓯᖏᓐᓄ ᐅᑭᐅᑦ ᓄᓕᒻᒪᓂᓗ	15,768	$ 11,519
ᑐᓴᕐᑕᐅᑕᐅᓕᒫᓂᒃᑯᓂ ᐊᑭᑐᔪᑎᓄᓂ ᐃᑲᔪᑎᑕᐅᔪᓂᓴ:		
1990	$ 12,084	$ —
1989	2,483	5,076
1988	1,014	3,964
1987	187	1,048
1986	—	205
1985		1,226
	$ 15,768	$ 11,519

8. Long-term liabilities

(thousands of dollars)	1990	1989
Long-term debt:		
Section 43 loans from Canada Mortgage and Housing Corporation, repayable in annual installments until the year 2033, bearing interest at an annual average weighted rate of 13.3% (1989 – 13.3%)	$ 94,173	$ 94,380
Section 42 loans from Canada Mortgage and Housing Corporation for use in financing costs of land development, repayable when land is removed from inventory, bearing interest at an average weighted rate of 10.3% (1989 – 9.8%)	362	480
Section 15 loans from Canada Mortgage and Housing Corporation, repayable in monthly installments until the year 2023, bearing interest at an average weighted rate of 8.0% (1989 – 8.5%)	565	647
Loans from Canada, repayable in annual amounts through 1996, bearing interest at an average weighted rate of 8.2% (1989 – 8.2%)	195	235
	95,295	95,742
Deferred contributions from the Government of the Northwest Territories for the provision of interim and supplementary financing loans	1,100	1,100
Allowance for employee leave and termination benefits	1,187	1,146
	97,582	97,988
Portions included in current liabilities	827	852
	$ 96,755	$ 97,136

The loans are guaranteed by the Government of the Northwest Territories.

Principal repayments and interest requirements over the next five years on outstanding loans are as follows:

(thousands of dollars)	Principal	Interest	Total
1991	$ 294	$13,046	$13,340
1992	311	13,014	13,325
1993	337	12,973	13,310
1994	365	12,939	13,304
1995	390	12,895	13,285

8. ᐊᑯᓂᐅᔪᖅ ᐊᐱᖅᑎᓇᓴᐅᔪᖅ

(ᑕᐅᓴᒋᓚᓂᖓ ᑭᓇᐅᔭᖅ)	1990	1989
ᐊᑯᓂᐅᔪᖅ ᐊᐱᖅᑐᑎᓴᐅᔪᖅ:		
ᐃᓚᖓ ᑎᑎᕋᓯᒪᔪᖅ 43-ᒥ ᑲᓚᑕᐅᖅ ᐃᓐᓇᓕᕆᔨᔪᐊᓂᖓᓂᖅ, ᐊᐱᓕᐅᑕᐅᓴᖅᓱᓂᐊᖅᑐᑦᑐᖅ ᐊᓯᕿᒍᑕᒪᖅ ᐊᐱᓕᐳᑦᑕᐅᔪᓐᓇᑦᑐᖅ ᐊᐱᓕᐳᑦᑕᐅᓂᐊᓐᓇᑦᑐᖅ ᑎᑭᓐᓇᑐᒍ ᐅᑭᐅᒥ 2033-ᒧᑦ, ᕿᑐᕐᕕᐅᑎᖓ ᐅᓂᐳᖅᑲᓐᓇᓂ 13.3%-ᒥᓴ (1989 - 13.3%)-ᓴᓚᐅᑦᓂᓗ.	$ 94,173	$ 94,380
ᐃᓚᖓ ᑎᑎᕋᓯᒪᔪᖅ 42-ᒥ ᑲᓚᑕᐅᖅ ᐃᓐᓇᓕᕆᔨᔪᐊᓂᖓᓂᖅ ᓂᐲᖅᓯᓯᑕᐅᑎᓐᓇᒍ ᐊᐱᓕᐅᑕᐅᖅ ᐊᐱᓕᐅᑕᐅᓴᖅᓱᓂᐊᖅᑐᑦᑐᖅ ᓂᐲᖅᑕᐅᖅ ᐱᑦᑕᐅᖅᑕᖅ ᐃᓗᐊᓂᕐᔪᐅᑕᐅᓂᖓᓂᖅ, ᕿᑐᕐᕕᐅᑎᖓ ᐅᓂᐳᖅᑲᓐᓇᓂ ᖃᓂᕐᓴᓚᓂ 10.3% (1989 - 9.8%)-ᒥᓴ.	362	480
ᐃᓚᖓ ᑎᑎᕋᓯᒪᔪᖅ 15-ᒥ ᑲᓚᑕᐅᖅ ᐃᓐᓇᓕᕆᔨᔪᐊᓂᖓᓂᖅ ᐊᒥᐊᓂᓯᓴᓂᖅ, ᐊᐱᓕᐅᑕᐅᓴᖅᓱᓂᐊᖅᑐᑦᑐᖅ ᐊᓯᕿᒍᑕᒪᖅ ᐊᐱᓕᐳᑦᑕᐅᓂᐊᓐᓇᑦᑐᖅ ᑕᕐᕈᑕᒪᑦ ᑎᑭᓐᓇᑐᒍ ᐅᑭᐅᒥ 2023-ᒧᑦ ᕿᑐᕐᕕᐅᑎᖓ ᐅᓂᐳᖅᑲᓐᓇᓂ 8.8% (1989 - 8.5%)-ᒧᑦ	565	647
ᐊᑐᑐᐊᑕᐅᔪᑦ ᑲᓇᑕᑦ, ᐊᐱᓕᐅᑕᐅᔪᓐᓇᕐᓂᑦ ᐊᓯᕿᒍᑕᒪᖅ ᐊᐱᓕᐳᑦᑕᐅᓂᐊᓐᓇᑦᑐᖅ ᑎᑎᕋᓯᒪᔪᖅ ᐊᐱᓕᐳᑦᑕᐅᓴᖅᓱᓂᐊᖅᑐᑦᑐᖅ ᑎᑭᓐᓇᑐᒍ 1996, ᕿᑎᕐᕕᐅᑎᖓᓂᓂᖅ 8.2%-ᒥᓴ (1989 - 8.2%)ᒥᓴ.	195	235
	95,295	95,742
ᑭᒧᓵᓂᐊᑐᐊᔪᑦ ᐃᑲᔪᖅᓴᖅ ᓄᓇᕐᑎᐊᑦ ᑲᓇᒪᓂᕐᓂᓂᑦ ᐊᑐᑐᐊᑕᐅᓕᐅᐱᐊᓐᓂᖅᓴᖅᓱᓂᐊᖅ ᑭᓇᐅᔭᓂᖅ ᐊᑐᑐᐊᑕᐅᔪᓐᓇᖅᓱᓂᐊᖅ ᓴᓇᔨᓂᑦ ᐊᑐᑐᐊᑕᐅᔪᓐᓇᖅᓱᓂᐊᖅ ᐊᐱᓕᐳᑦᑕᐅᓂᐊᓐᓇᑦᑐᖅ ᐊᓯᕿᒍᑕᒪᖅ ᐊᐱᓕᐳᑦᑕᐅᓴᖅᓱᓂᐊᖅᑐᑦᑐᖅ ᐃᓗᐊᓂᕐᔪᐅᑕᐅᓂᖓᓂᖅ ᐊᑐᑐᐊᑕᐅᓕᐅᐱᐊᓐᓂᖅᓴᖅᓱᓂᐊᖅ ᐅᑭᐅᒥ ᐃᓗᐊᓂᕐᔪᐅᑕᐅᓴᖅᓱᓂᐊᖅᑐᑦᑐᖅ ᐃᓗᐊᓂᕐᔪᐅᑕᐅᓂᐊᓐᓇᑦᑐᖅ ᐊᑐᑐᐊᑕᐅᓕᐅᐱᐊᓐᓂᖅᓴᖅᓱᓂᐊᖅ ᐃᓗᐊᓂᕐᔪᐅᑕᐅᓴᖅᓱᓂᐊᖅᑐᑦᑐᖅ ᐊᑐᑐᐊᑕᐅᓕᐅᐱᐊᓐᓂᖅᓴᖅᓱᓂᐊᖅ ᐊᐱᓕᐳᑦᑕᐅᓴᖅᓱᓂᐊᖅᑐᑦᑐᖅ ᐊᑐᑐᐊᑕᐅᓕᐅᐱᐊᓐᓂᖅᓴᖅᓱᓂᐊᖅ ᐊᐱᓕᐳᑦᑕᐅᓂᐊᓐᓇ

9. Recoveries from Canada Mortgage and Housing Corporation

Canada Mortgage and Housing Corporation provides funds under cost-sharing agreements for a specified proportion of expenditures, subject to a maximum dollar amount, on individual projects within each program. A summary of recoveries is as follows:

(thousands of dollars)	1990	1989
Recoveries in respect of:		
Operations and maintenance		
Contributions to local housing organizations including interest expense	$ 36,046	$ 32,014
Repairs, maintenance, grants and other costs funded by capital contributions provided by the Government of the Northwest Territories	8,986	10,232
	$ 45,032	$ 42,246
Capital		
Additions to land and buildings	$ 23,269	$ 20,396

10. Excess of expenses over revenues and recoveries

The excess is represented by the following unfunded expenses:

(thousands of dollars)	1990	1989
Depreciation and amortization	$ 7,100	$ 6,827
(Gain) Loss on disposal of land and buildings	(484)	191
Long-term portion of allowance for employee leave and termination benefits	30	130
Operations and maintenance items paid out of prior years' capital grants	—	1
Recovery of home improvement program grants	(164)	(4)
Recovery of prior year grants	(177)	—
	$ 6,305	$ 7,145

9. ᐅᑎᕐᑎᑕᐅᔪᑦ ᑲᓇᑕᐅᑦ ᐃᓕᓴᕆᔨᕐᓂᖅᓯᒪᔪᖅᑐᓂᒃ

ᐃᓕᓴᕆᔨᕐᓂᖅᓯᒪᔪᖅ ᑲᓇᑕᓂ ᐱᓇᐅᔭᓄᑦ ᐊᑐᐃᓇᐅᑎᕐᓂᖏᑦᑐᑦ ᐊᔪᖁᑎᒋᔭᑎᓄᑦ ᐊᑐᑦᑕᐅᓂᐊᑐᓄᑦ ᐊᒪᓪᓚᕆᐊᓕᒪᓂᖅ, ᒪᓕᓄᑦ ᐱᓇᐅᔭᑦ ᐅᓄᖑᔪᑦ, ᐃᓕᓄᑦ ᐱᓕᕆᐊᓂ. ᐅᑕᓂ ᐅᓂᖏᑦᑕᐅᑦ ᓇᐃᓕᓕᒪᓂᑦ:

(ᑕᐅᕐᑕᓚᓂᑦᑐᑦ ᐱᓇᐅᔭᑦ)	1990	1989
ᐅᑎᕐᑎᑕᐅᔪᑦ ᐅᐊᐊ ᐱᓕᕆᔨᕐᓂᓄᑦ:		
ᐊᐅᓚᕐᔪᐊᖏᓂᑦ ᐊᒪᓪᓚᒪᐃᓐᓇᖅᓂᑦ ᐃᑲᔪᖅ ᐃᓕᓴᕆᓇᖅᓂᑦ ᐃᓚᒌᒃᓴᓂᑦ ᑐᑭᓯᐊᖅᑐᓂᑦ ᐊᑐᑦᑕᐅᓂᑦ	$ 36,046	$ 32,014
ᐊᒪᓪᓚᕆᐊᓕᒪᔪᑦᓴᑦ, ᐊᒪᓪᓚᒪᐃᓐᓇᖅᑐᓕᕆᔨᓴᑦ ᐊᓯᖏᓐᓄᑦ ᐊᐱᓕᕆᔨᖏᑦᑐᑦᓴᑦ ᐊᐱᑐᔪᖏᓂᑦ ᐊᑐᐃᓇᐅᑎᕐᓂᖏᑦᑐᑦ ᓄᓇᕗᑦ ᓴᓇᔨᓄᑦᓴᑦ	8,986	10,232
	$ 45,032	$ 42,246
ᐊᐱᑐᔪᖏᓂᑦ ᐃᓕᓴᕆᓇᖅᓂᑦ ᐃᓕᓴᕆᔨᕐᓂᖅᓯᒪᓂᒃ	$ 23,269	$ 20,396

10. ᐊᒥᐊᓕᐃᑦ ᐱᓇᐅᔭᕐᓄᑦᓯᒪᒥᑦ ᐅᑎᑐᓂᓗ

ᐊᒥᐊᓕᐃᑦ ᐊᑕᓂ ᐅᓂᖏᑦᑕᐅᓂᒃᓴᑦ ᐱᓇᐅᔭᖏᑎᑕᐅᓂᖏᑦᑐᑦ:

(ᑕᐅᕐᑕᓚᓂᑦᑐᑦ ᐱᓇᐅᔭᑦ)	1990	1989
ᐊᐱᔨᓴᓂᕐᓂᐊᕐᓂᑦ ᐊᑐᑦᑕᐊᑕᐅᓂᓗ ᐊᐱᓂᐅᑎᖏᑦ	$ 7,100	$ 6,827
(ᐱᓇᐅᔭᑦᑕᑦ) ᓴᓇᐅᔭᐅᓂᑦ ᓄᓇᓂ ᐃᓚᒌᓂᐊᕐᓗᓂ	(484)	191
ᐊᑯᓂ ᐊᑐᑦᑐᕆᑦ ᓄᖅᑲᓪᓚᓂᐅᑦᑎᓐᓂᒃᑐᑦ ᐃᖅᑲᓇᐃᔭᕐᑎᓄᑦ ᐊᐱᓂᐅᑎᖏᑦᑐᑦ ᓄᖅᑲᐃᑎᖏᓐᓂᑦ ᓄᖅᑲᓪᓚᓂᐅᑦᑎᓐᓂᒃᓗᓂ	30	130
ᐊᒪᓪᓚᕆᐊᓕᒪᔪᑦ ᐊᒪᓪᓚᒪᐃᓐᓇᖅᓗᓂ ᐊᐱᓂᐅᑎᖏᑦᑐᑦ ᐊᐱᑐᔪᖏᓂᑦ ᐊᑐᑦᑕᐅᓂᖏᑦᑐᑦᓴᑦ	—	1
ᐅᑎᑐᑦ ᐃᓚᒌᓂᐊᕐᓂᑦ ᐊᒪᓪᓚᕆᐊᓕᒪᓂᖅᓯᒪᓂᒃ ᐃᑲᔪᖅᓂᑦ	(164)	(4)
ᐅᑎᑐᑦ ᓱᖃᓕᓂᖅᓂᑦ ᐅᑭᐅᒋ ᐃᑲᔪᑎᑕᐅᓂᖏᑦᑐᑦ	(177)	—
	$ 6,305	$ 7,145

11. Commitments

(a) The Corporation leases office space and apartment buildings under long-term lease agreements and is committed to basic rental payments over the next five years as follows:

	(thousands of dollars)
1991	$ 1,325
1992	1,193
1993	1,085
1994	937
1995	913

The leases contain escalation clauses for operating costs and property taxes which may cause the payments to exceed the basic rental.

(b) At March 31, 1990 the estimated cost to complete housing and land assembly projects in progress was $12,832,000 of which Canada Mortgage Housing Corporation will share in the approved cost to the extent of $9,225,000.

12. Contingent Liabilities

During the year, the Corporation ceased making lease payments on a managed property as a result of the property being closed by order of the Territorial Fire Marshall. This action may impact on the value of the $221,873 note receivable and purchase option currently reported as an asset by the Corporation.

In addition, the Canada Mortgage and Housing Corporation has sued the owners of this property for the amount of the remaining mortgage plus accrued interest (approximately two million dollars) and the owners claimed contribution and indemnity from the Northwest Territories Housing Corporation.

It is management's opinion that, at this time, the outcome of this litigation and an appropriate estimate of contingent liabilities, if any, cannot be determined. The Corporation does not admit liability in this case and no provision for loss is included in these financial statements. Should the litigation result in a payment, then the charge will be applied to operations in the year in which settlement occurs.

11. ᑐᖅᑎᕐᕕᒃᓴᖅ

(a) ᐃᓕᓴᕐᕕᒋᔭᖅᑕ ᐊᑐᐊᓕᕐᓂᑦᑐᓄᑦ ᑎᑎᕋᐅᓕᖅ ᐃᓕᓴᕐᕕᓂᖅ ᐃᓕᓴᕐᕕᒋᓗ ᑲᑎᒪᔨᑐᓄᑦ ᐊᑯᓂᖅᑎᑦᑎᓂᖅ ᐊᑐᕐᓂᖅᐸᒃᑐᒃᓴᖅᑐᑦ ᐊᑐᕐᓂᖅᐸᒃᑐᒃᓴᖅᑐᑦ ᐊᑦᓗ ᐊᑭᓐᓄᐊᖅᑐᕐᓗᒃᑐᑦ ᐅᑎᕐᓄᑦ ᑕᓐᓇᓕᓄᑦ ᐊᑐᐊᓕᕐᓂᑦᑐᓄᑦ ᐊᑐᕐᓂᖅᐸᒃᑐᒃᓴᖅᑐᑦ ᐃᒪᓐᓇᖅ:

	(ᑕᑯᓐᓴᕐᓂᑦ ᐱᓇᐅᔭᑦ)
1991	$ 1,325
1992	1,193
1993	1,085
1994	937
1995	913

ᐊᑐᐊᓕᕐᓂᖅᐸᒃᑐᑦ ᐃᓕᖓᐅᓐᓄᑦ ᐱᖓᓱᓕᕆᓂᕐᒧᑦᑐᓄᑦ ᐊᑎᒍᓕᕆᓂᕐᒧᑦᑐᓄᑦ ᐊᑐᓕᕐᓂᐊᕐᓂᖅᓴᖅᑐᑦ ᓇᓗᓇᐃᖅᑐᓂᖅᓴᖅᑐᑦ ᑕᓐᓇᓕᓄᑦ ᐊᑐᐊᓕᕐᓂᖅᓴᖅᑐᑦ ᐊᑐᐊᓕᕐᓂᖅᐸᒃᑐᒃᓴᖅᑐᑦ ᐅᖃᓕᒫᓂᖅᓴᖅᑐᑦ ᐊᑐᐊᓕᕐᓂᖅᐸᒃᑐᒃᓴᖅᑐᑦ ᐃᓕᓴᕐᕕᒋᓗ

Schedule of Administrative Expenses

ᐊᐅᓪᑕᐅᓂᖏᑦ
ᐱᓕᕆᐊᖃᓪᓚᑦ
ᐊᑐᖅᑕᐅᓯᒪᓕᒃᑲᑦ
ᑭᓇᐅᔭᑦ

ᐅᑭᐅᑦ ᓄᖅᓯᐊᓄᑦ ᒪᓂ 31, 1990

(thousands of dollars)	1990	1989
Salaries and benefits	$ 9,629	$ 8,909
Travel and relocation	2,513	2,641
Buildings and equipment rentals	1,471	1,626
Professional and special services	846	771
Materials and supplies	530	545
Communications	415	452
Land title fees and expenses	364	252
Directors' fees and expenses	139	162
Computer services	211	159
Miscellaneous	2	1
	$ 16,120	$ 15,518

ᑕᕆᔨᒃᑲᓂᕐᒧᑦ	1990	1989
ᑭᓇᐅᔭᓕᐊᑦ ᐃᑲᔪᖅᓴᓗ	$ 9,629	$ 8,909
ᐃᔨᑦᑐᓄᖓᒍᑦ ᓄᓇᕗᓄᖓ.ᒧᑦ	2,513	2,641
ᐃᓕᓴᕐᕕᐊᓂᖅᑕᑦ ᐱᔪᓐᓇᑦ ᐊᑐᐃᐊᑕᐅᓯᒪᔨᓄᑦ	1,471	1,626
ᖃᐅᔨᒪᔭᓄᑦ ᐱᓕᕆᐊᖃᓪᓚᕆᔨᒐᓕᓴᓕᓗᓄᑦ	846	771
ᐱᔪᓐᓇᓄᑦ ᓱᓇᓐᑯᒃᓴᓗᓄᑦ	530	545
ᐅᖃᖃᑦᑕᐅᑎᓄᓕᒧᑦ	415	452
ᓄᓇᓄᑦ ᐊᑭᓕᐅᑎᓄᑦ ᐊᑐᑦᑕᐅᓂᕕᓕᓕᓄᓗᓄᑦ	364	252
ᐊᖏᔪᖃᐅᑎᑦ ᐊᑭᓕᑦᑕᐅᓯᒪᑦ ᐊᑐᑦᑕᓯᒪᓗᓄᑦ	139	162
ᖃᓄᑕᖅᓯᐊᓄᑦ ᐊᑐᑦᑕᐅᔨᓄᑦ	211	159
ᓱᓇᑐᐃᓐᓇᓄᑦ ᐊᐅᓚᕐᔪᑦᑐᓄᑦ	2	1
	$ 16,120	$ 15,518